



**12 Fortress Court SW
Calgary, Alberta**

MLS # A2293842



\$1,898,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,001 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Wired for Sound		

Inclusions: Garage heater

A rare opportunity on Calgary's Westside; this estate home sits on a quiet cul de sac, on an 11,600 sq ft pie-shaped lot, backing a ravine and nature trail. You will be calmed by the sound of frogs at night, and birds singing in the morning, watching the deer from your deck, this is a space your kids will love to explore and likely where your mornings and evenings will begin walking the dog through the ravine system as it meanders north – a PEACEFUL SPACE – WONDERFUL! All of this is centrally located with ease of access to Calgary's finest schools and the amenities we love here on the Westside. This home is a two storey walkout, measuring 4,185 sq ft over three levels, 3 beds and a Bonus Room up with a 4th bed and full bath down and a HEATED, OVER-SIZED 3 car garage; there is ample space here for the three cars and a proper workshop. Highlights include 10 foot ceilings on the main, 9 feet up & down, wide plank hardwoods through the main, granite counters throughout, designer lighting and window coverings, B/I speakers, central A/C, irrigation and more. On the main you will love the open plan, which draws you through to the Great Room in back, a wall of windows and direct access to the deck and the SIGHTS & SOUNDS of NATURE. The kitchen features an over-sized center island, granite counters in a "leather" finish, a Bosch gas cooktop and wall oven and a wine fridge. The kitchen is open to the dining space, overlooking the ravine – NICE! There is also a private Den/Home office on the main with custom built-ins. Upstairs, a large Bonus Room under a 13' ceiling, SPACIOUS and BRIGHT. The Primary Bedroom sits at the back of the home, overlooks the ravine and enjoys a wonderful 5pc en suite and steam shower! The two additional beds up are well-sized and share a 4pc

bath. The walkout level is fully finished offering a wide open space to accommodate a media space, a game space, a 4th bed and full bath… with direct access to your over-sized rear yard… BACKING THE RAVINE – this is an AMAZING location.