



**160 Tremblant Way SW  
Calgary, Alberta**

**MLS # A2298595**



**\$1,369,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,670 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot, Views		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, French Door, Granite Counters, High Ceilings		

**Inclusions:** N/A

This stunning two-story house offers breathtaking views and is situated on a spacious lot of over 9,900 square feet. The attractive layout features elegant curved stairs leading from the main floor to the upper level and down to the basement. On the main floor, you will find an office, a living room with soaring ceilings, a formal dining room, a kitchen with a breakfast nook, a two-piece bathroom, and a generous mudroom. Brazilian hardwood floors create a warm atmosphere. Upstairs, the alluring staircase leads to three large bedrooms, a full bathroom, and a master bedroom complete with a cozy sitting area that showcases the spectacular view. The master suite includes a luxurious five-piece en suite bathroom and a walk-in closet. The curved staircase also leads down to the walk-out basement, which features a massive family/recreational room with a wet bar, an additional bedroom, and another full bathroom. The south-facing backyard boasts a full rear deck, a rock garden with fire pit, and beautifully designed landings and railings, creating a low-maintenance landscape. The south-facing orientation allows for plenty of sunlight. This beautiful home is located in the prestigious community of Springbank Hill, conveniently close to Calgary's excellent private and public schools, shopping centers, and a wide array of amenities.