

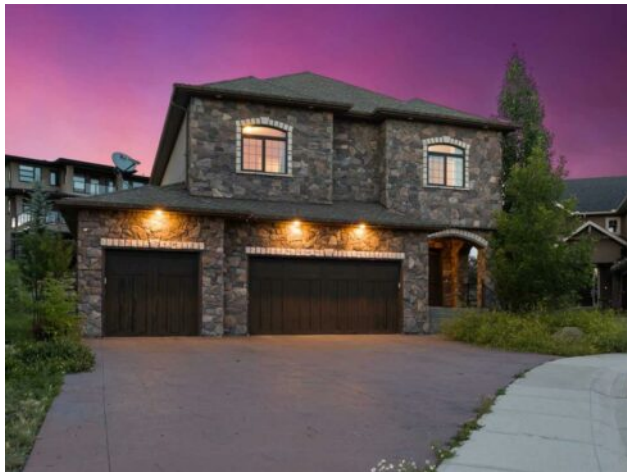


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**24 Fortress Court SW**  
**Calgary, Alberta**

**MLS # A2200240**



**\$1,600,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,104 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Playset in backyard		

Welcome to 24 Fortress Court SW, a stunning custom-built estate home tucked into a quiet cul-de-sac in the prestigious community of Springbank Hill. With over 4,100 square feet of above-grade living space and more than 5,700 square feet of total development, this luxurious two-storey residence is ideal for families who value quality, space, and thoughtful design. Set on a 10,000+ square foot lot, the property offers a beautifully landscaped backyard with an expansive deck—perfect for summer barbecues, outdoor dining, and evening relaxation. As you step inside, you’re welcomed by soaring ceilings and a sweeping central staircase that sets a grand tone. The open-concept main floor features a bright living room with a gas fireplace, a spacious dining area, and a chef-inspired kitchen with high-end stainless steel appliances, sleek cabinetry, copper farmhouse sink, and generous counter space. A walk-through butler’s pantry connects to the mudroom, providing practical flow and extra storage. The oversized triple garage is ideal for busy households, offering ample space for vehicles, bikes, and outdoor gear. Upstairs, the primary retreat offers a spa-like ensuite with a central soaker tub, walk-in shower, and dual vanities, along with a custom walk-in closet that connects directly to the upper laundry room. Two additional large bedrooms share a stylish full bath, while a generous bonus room provides the perfect space for movie nights or a playroom. The fully finished basement is made for entertaining. It includes a home theatre, a full wet bar, an additional bedroom, and a 4-piece bathroom—ideal for guests or older teens. This level also provides flexible space for a gym, games area, or home office. Located just 3 minutes from Aspen Landing Shopping Centre, 4 minutes from Griffith Woods School, and 5 minutes from Westside

Recreation Centre, this home offers an unbeatable combination of luxury and convenience. Springbank Hill is known for its quiet streets, upscale homes, and quick access to downtown, the mountains, and top private and public schools. Whether you're an executive family, a couple looking for forever-home potential, or a relocating buyer in search of premium quality, 24 Fortress Court delivers space, sophistication, and comfort in one of Calgary's most sought-after neighbourhoods.