

**12 Fortress Court SW**  
**Calgary, Alberta**

**MLS # A2293842**



**\$1,975,000**

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

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

**Inclusions:** Garage heater

OPEN HOUSE &ndash; Sat March 21 (1-3pm) A rare opportunity on Calgary's Westside&hellip; 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 &ndash; a PEACEFUL SPACE &ndash; 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 3 car garage. 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 &ldquo;leather&rdquo; finish, a Bosch gas cooktop and wall oven and a wine fridge. The kitchen is open to the dining space, overlooking the ravine &ndash; NICE! There is also a private Den/Home office on the main with custom built-ins. Upstairs, a large Bonus Room under a 13&rsquo; ceiling, SPACIOUS and BRIGHT. The Primary Bedroom sits at the back of the home, overtop of 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 games space, a 4th bed and full bath&hellip; with direct access to your over-sized rear yard&hellip; BACKING THE RAVINE &ndash; this is an AMAZING location.