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144 Fortress Bay SW
Calgary, Alberta

MLS # A2346927

$2,890,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,360 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, No Back		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Perched high above the serene ravines of Springbank Hill, this architectural masterpiece redefines modern grandeur, blending ultra-luxury finishes with an effortless resort lifestyle. Spanning 6064 square feet of custom-curated living space on a sprawling, manicured 0.33-acre estate, this residence is a masterclass in sophisticated design, framed by commanding, unobstructed panoramic vistas. The main level unfolds in a seamless, fluid layout anchored by a culinary theatre crafted for the sophisticated host and is a chef’s dream with endless cupboard space. At its heart lies a dramatic 12-foot solid quartz island, juxtaposed against a professional-grade 48" Wolf range, and panel-ready fully integrated dishwasher and Sub-Zero refrigeration. A discreet butler’s pantry, secondary fridge and wet bar, keeps preparation out of sight. Flowing effortlessly from the kitchen, the grand salon and formal dining rooms are divided by a striking, dual-sided fireplace. Beyond the breakfast area surrounded by a gallery of windows, step out onto the expansive upper terrace, perfect for outdoor entertaining and capable to host up to 16 guests for evenings over the valley. For a more intimate retreat, the fully covered terrace lounge serves as an outdoor living room, featuring rich wood soffit ceilings, integrated media connectivity, and a stone fireplace. A custom mudroom with integrated lockers and a private executive office complete the main level. The upper level is anchored by a magnificent primary retreat. Beneath soaring vaulted ceilings, this oversized oasis features an area for lounging framed by panoramic views, a private balcony, and a double-sided fireplace that carries through to a spa-inspired ensuite. This sanctuary boasts an open shower, soaking tub, an expansive double vanity, and a boutique dressing room centered around a custom storage island. The secondary

bedrooms include a VIP suite with private access to a sleek three-piece bath, while two additional oversized bedrooms share a beautifully appointed five-piece Jack-and-Jill bath. Completing this level is a convenient laundry room and an oversized bonus room serving as an elevated sanctuary nicely dividing the bedrooms for extra privacy. The lower walkout level features sun-drenched lounge spaces, a full-scale cocktail bar with a wine chiller, and a dedicated acoustic theatre room. An elegant fifth bedroom serves as an ideal guest suite, accompanied by a luxurious bathroom with a custom steam shower. Climate control is flawless with dual-zone air conditioning and radiant in-floor heating, which flows into the attached triple-car garage with epoxy flooring. Maximizing the manicured footprint, a hidden indoor storage vault is seamlessly integrated beneath the upper terrace, eliminating the need for an exterior shed. Don't just move; upgrade your lifestyle in premium Springbank Hill where estate-level luxury meets the tranquil beauty of Calgary’s west hills, top-tier schools, and a vibrant community spirit.

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