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63 Cortina Villas SW
Calgary, Alberta

MLS # A2354228

$864,900

Division:	Springbank Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,284 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 379
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement TV & Wall Mount

BUNGALOW-STYLE VILLA IN EXCLUSIVE CORTINA VILLAS! Offering a total of 4 bedrooms, 2.5 bathrooms, and versatile living space across two fully developed levels, this Springbank Hill villa combines the convenience of main-floor living with plenty of room to host family, guests, and allow for recreation and hobbies. A spacious front foyer welcomes you to the open-concept main floor featuring soaring vaulted ceilings and solid hardwood flooring throughout. The kitchen features a central island with granite countertops and breakfast bar seating, a tiled backsplash, stainless steel appliances including a gas stove, built-in wall oven, and French-door refrigerator, plus generous cabinetry and counter space. Open to the adjoining living areas, this layout keeps the kitchen connected to everyday living as well as is ideal for entertaining. A massive skylight is a standout feature of the formal dining area, drawing natural light into the space and highlighting the vaulted ceiling above, while the adjacent living room offers a gas fireplace with a stone surround and direct access to the rear patio and outdoor space. Complete with a BBQ gas line, this patio extends the living space outdoors for summer dining and entertaining. The primary bedroom is conveniently located on the main floor and features a walk-in closet and spacious 5-pc ensuite with dual sinks, quartz countertops, a drop-in soaker tub, and a fully tiled shower. A second bedroom provides flexibility for guests or a home office, while a nearby mudroom with built-in storage connects to the double attached garage. Downstairs, the fully developed basement adds substantial additional living space, with a huge recreation room offering room for a media area, games, fitness equipment, or a secondary lounge. Two sizeable bedrooms provide additional accommodation, while a full bathroom features a stand-up shower and

extended vanity with quartz countertops. A separate tiled laundry room includes a side-by-side washer and dryer, folding counter, sink, and shelving for laundry supplies and household storage. Central A/C adds comfort during Calgary’s warmer months. Located in the exclusive Cortina Villas in Springbank Hill, this home offers a quiet West-side setting with convenient access to shopping, restaurants, and everyday services along 85th Street and in Aspen Landing, as well as nearby schools and recreation including the West Side Rec Centre. Golf enthusiasts will appreciate the proximity to a number of excellent courses including Pinebrook Golf & Country Club and Elbow Springs Golf Club, while Stoney Trail provides convenient connections across the city, and the Rocky Mountains are just a short drive away. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A VIRTUAL TOUR*

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