

# \$919,900 - 86 Cortina Way Sw, Calgary

MLS® #A2232878

**\$919,900**

4 Bedroom, 4.00 Bathroom, 2,131 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

**\*\*Open house Sunday June 22 11-1pm\*\*** This beautiful well maintained 2-storey home located on a quiet cul-de-sac offers over 3,000 sqft of living space and strong value for the family buyer. As you walk into the main floor you are greeted with rich hardwood floor, a cozy den that could be a great home office. This home's main feature is the soaring vaulted ceiling in the large living room, a gas fire place, 9 feet ceiling through out of the rest of the main floor and upgraded with 8 feet doors, and beautiful windows to allow the sunshine in. The open plan kitchen has quartz countertop, a corner pantry, a large breakfast bar, a dining nook, and plenty of storage space with newer SS appliances. In your large master bedroom suite, the spa-like ensuite is complete with double sinks, quartz tops, corner tub, and walk-in closet. There are other two good size bedrooms, a 3-piece bath, and a convenient flex area. The professionally finished basement has a great layout that could fit a rec room, hobby area, or workout space. The 4th bedroom is a good size and steps away from the 4-piece bathroom with ceramic floors, upgraded lighting, and ample storage. The fully fenced backyard has plenty of seating areas, with a fire pit, deck for BBQs and other gardening opportunities. The property is right down the street from walking trails and a ravine area. The remaining features of the home are a large laundry area, 2-piece main floor bath, and the attached double garage. You will find award-winning



schools, shopping/dining, public transit in the area, and just a short drive out of town. This is the one house you do not want to miss!

Built in 2008

### **Essential Information**

MLS® #	A2232878
Price	\$919,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,131
Acres	0.10
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	86 Cortina Way Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0L7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	11
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Grand Realty
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