

# \$1,000,000 - 262 Tremblant Way Southwest, Calgary

MLS® #A2131137

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## \$1,000,000

4 Bedroom, 4 Bathroom, 2,242 sqft  
Residential on 0.14 Acres

Springbank Hill, Calgary, Alberta

Open House -1 to 3pm, Saturday May 18th  
Within the serene community of Springbank Hill, this detached home offers living space exceeding 3000 sq ft. As you step inside, the main floor greets you with the warmth of hardwood flooring, setting the tone for comfort and elegance. A private office offers a space for work or study, while a gas fireplace beckons in the open-concept living room, transitioning into the dining area and kitchen. The chef style Kitchen showcases a large island, ample counter space with granite countertops, and stainless steel appliances, including a convenient gas stove. With a walk-thru pantry, bringing in groceries from the double garage becomes effortless. A 2pc bathroom finishes off this level. Ascending to the upper level reveals a sanctuary for family gatherings—a generously sized bonus room primed for movie nights. Two bedrooms plus a luxurious primary bedroom, complete with a lavish 5-piece ensuite and a substantial walk-in closet. A secondary 4-piece bathroom and a dedicated laundry room add practicality to this level. Downstairs, the fully finished basement, renovated just two years ago, offers a haven for recreation, featuring a versatile recreation room, an additional office, and a fourth bedroom with a cheater ensuite to a 3-piece bathroom. The backyard of this remarkable home serves as a gathering spot for friends and families alike, offering a composite deck ideal for outdoor entertaining and a dedicated fireplace area perfect for cozy



evenings under the stars. Additionally, a convenient storage shed ensures ample space for outdoor essentials. Noteworthy amenities continue with the inclusion of an irrigation system, simplifying yard maintenance and enhancing the lush greenery. Adding to the allure, the furnace is a mere two years old, promising efficiency and reliability throughout the seasons. The home is also equipped with a water purifier, ensuring crisp, clean water for drinking and everyday use. Located in the prestigious community of Springbank Hill, residents have access to Calgary's finest private and public schools. The convenience extends beyond education, with nearby amenities such as Aspen Landing and Westhills Towne Centre. For outdoor enthusiasts, the area offers an abundance of parks, walking and biking trails, and access to recreational facilities like the Westside Rec Centre. Golf enthusiasts will appreciate the proximity to renowned courses such as Pinebrook, Elbow Springs, Glencoe, and River Spirit Golf Courses. Conveniently located just minutes from Downtown Calgary, with easy access to the 69th St CTrain station and Stoney Trail, residents enjoy seamless connectivity to the entire city. Moreover, the Rocky Mountains is only 45 minutes away, offering endless opportunities for outdoor adventures and weekend getaways.

Built in 2012

### **Essential Information**

MLS® #	A2131137
Price	\$1,000,000
Sold Price	\$1,132,288
Date Sold	May 19th, 2024
Bedrooms	4
Full Baths	3
Half Baths	1

Square Footage	2,242
Lot SQFT	6,049
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	262 Tremblant Way Southwest
Subdivision	Springbank Hill
City	Calgary
Province	Alberta
Postal Code	T3H 0B7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Goods Included	No Smoking Home, See Remarks	
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove	
Heating	Forced Air, Natural Gas	
Cooling	Central Air	
Has Basement	Yes	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas	
Basement Development	Finished, Full	
Basement Type	Finished, Full	
Flooring	Carpet, Hardwood, Tile	

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Landscaped, See Remarks, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Front Exposure	E
Frontage Metres	11.53M 37` 10"
Site Influence	Landscaped, See Remarks, Irregular Lot

### **Additional Information**

Zoning	R-1
HOA Fees	0.00

### **Listing Details**

Listing Office	eXp Realty
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