

# \$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, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), French Door |
| 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 | 19              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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