

\$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

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|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 25 |
| Zoning | DC (pre 1P2007) |

Listing Details

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

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