

# \$950,000 - 59 Cortina Villas Sw, Calgary

MLS® #A2204884

**\$950,000**

4 Bedroom, 3.00 Bathroom, 1,315 sqft  
Residential on 0.09 Acres

Springbank Hill, Calgary, Alberta

OPEN HOUSE - Saturday, April 5th, from 1 pm to 3 pm. Discover a blend of sophistication and tranquility at 59 Cortina Villas SW, an exceptional bungalow villa in the coveted community of Springbank Hill. This exquisite home offers luxurious living surrounded by nature, all while being moments from urban conveniences. The home's architectural presence makes an immediate impression as you arrive, with rich stone accents and warm timber detailing that exudes timeless charm. The covered front landing is more than just an entrance—it's a welcoming spot to sit and take in the peaceful surroundings, tucked back from the street with a sense of calm and privacy.

Inside, the grand foyer greets you with soaring vaulted ceilings and floods of natural light that create an airy, open ambiance. The spacious, flowing layout invites you to explore the beautifully appointed kitchen—a space designed to inspire gatherings and culinary creativity. The generous island, complete with a breakfast bar, is perfect for morning coffee or casual meals, while the granite countertops and stainless steel appliances elevate both style and function. The adjoining dining and living areas feel effortlessly connected, designed for both relaxed family time and elegant entertaining. A gas fireplace with a cultured stone surround serves as a cozy focal point, while expansive windows frame views of the lush, private backyard oasis. Step out onto the covered patio, where nature surrounds



you, offering a secluded sanctuary to unwind or entertain. Whether it's summer evenings with friends or quiet mornings watching wildlife wander by, this space feels like a world of its own. Retreat to the primary suite—a luxurious haven with an impressive walk-in closet and an ensuite that feels more like a spa. The centerpiece is a massive, tiled glass shower—roomy enough to feel indulgent, with refined finishes that add a touch of luxury. An additional main-floor bedroom offers versatility for guests or family, and a beautifully designed full bathroom completes this level. The functionality continues with a spacious mudroom and laundry area, seamlessly connecting to the oversized double-attached garage—ideal for storing vehicles and gear alike. Descend to the professionally developed basement, where 9' ceilings and an expansive layout create a versatile space for recreation, entertainment, or relaxation. The vast family room adapts to your lifestyle, whether it's movie nights or a fitness retreat. With two additional bedrooms, a full bathroom, and abundant storage, this level perfectly complements the main floor. Beyond the walls, Springbank Hill's upscale community offers an enviable lifestyle with easy access to local amenities, top-tier schools, and abundant green spaces. Aspen Landing's shops and restaurants are just moments away, while the proximity to major routes ensures seamless connectivity to downtown and beyond. Experience luxury and nature—all in one remarkable bungalow villa. Welcome to 59 Cortina Villas SW.

Built in 2013

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2204884  |
| Price  | \$950,000 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,315                  |
| Acres          | 0.09                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 59 Cortina Villas Sw |
| Subdivision | Springbank Hill      |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 0W8              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | None  |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Oversized |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s), Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer                               |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None                                      |
| Lot Description   | Lawn                                      |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 8                |
| Zoning         | DC               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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