

# \$969,000 - 86 Cortina Way Sw, Calgary

MLS® #A2221193

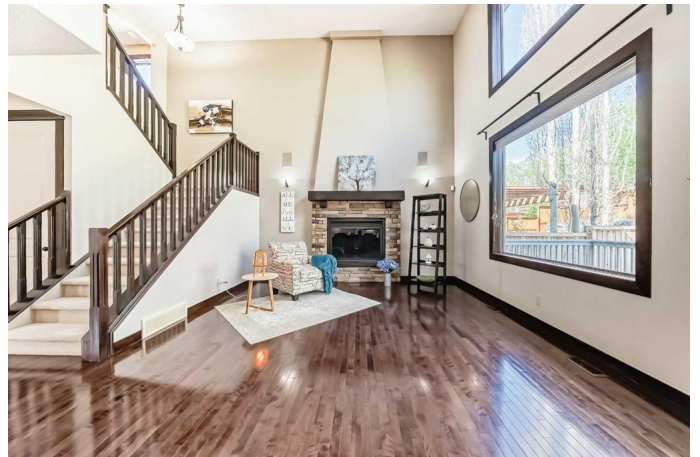
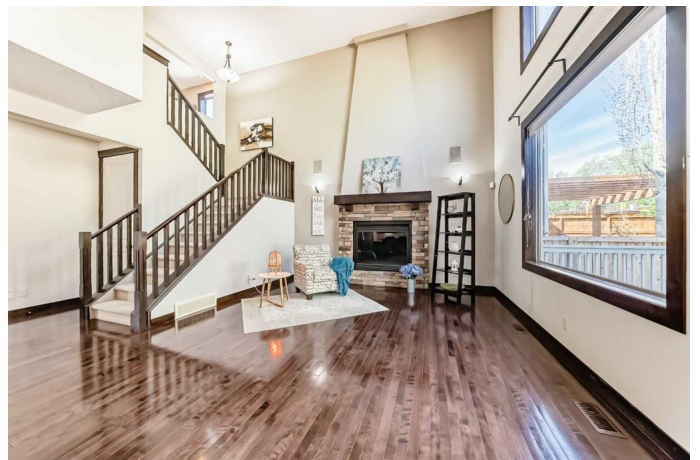
**\$969,000**

4 Bedroom, 4.00 Bathroom, 2,138 sqft

Residential on 0.10 Acres

Springbank Hill, Calgary, Alberta

Tucked away on a quiet cul-de-sac, this beautifully maintained 2-storey home offers over 3,000 sq. ft. of stylish living space designed for modern family life. Step into a welcoming main floor featuring rich hardwood floors, neutral tones, and a cozy front denâ€”perfect for a home office or study. The show-stopping living room impresses with 18' soaring vaulted ceilings, a gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is a chefâ€™s dream with quartz countertops, black appliances, a large island with breakfast bar, corner pantry, and a bright dining nook with access to the backyard. Upstairs, unwind in your spacious primary suite complete with a luxurious 5-piece ensuite featuring double sinks, quartz vanity, corner soaker tub, and a walk-in closet. Two additional bedrooms, a full bath, and a flexible loft area complete the upper level. The professionally finished basement offers a large rec room, hobby or workout space, a generous 4th bedroom, and a 4-piece bathroom with modern finishes and ample storage. Enjoy summer evenings in the fully fenced backyard featuring a large deck for BBQs, a fire pit, and space to garden or relax. Additional highlights include a 2-piece powder room, main floor laundry, and an attached double garage. Ideally located just steps from walking trails, a scenic ravine, top-rated schools, shopping, dining, and public transitâ€”this home truly has it all. A must-see for buyers seeking space, style, and a



family-friendly neighbourhood!

Built in 2008

### Essential Information

MLS® #	A2221193
Price	\$969,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,138
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, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Master Downstairs
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	19
Zoning	DC

## Listing Details

Listing Office	First Place Realty
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