

12 Fortress Court SW  
Calgary, Alberta

MLS # A2293842



## \$1,898,000

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,001 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Wired for Sound		

**Inclusions:** Garage heater

A rare opportunity on Calgary's Westside; this estate home sits on a quiet cul de sac, on an 11,600 sq ft pie-shaped lot, backing a ravine and nature trail. You will be calmed by the sound of frogs at night, and birds singing in the morning, watching the deer from your deck, this is a space your kids will love to explore and likely where your mornings and evenings will begin walking the dog through the ravine system as it meanders north &ndash; a PEACEFUL SPACE &ndash; WONDERFUL! All of this is centrally located with ease of access to Calgary's finest schools and the amenities we love here on the Westside. This home is a two storey walkout, measuring 4,185 sq ft over three levels, 3 beds and a Bonus Room up with a 4th bed and full bath down and a HEATED, OVER-SIZED 3 car garage; there is ample space here for the three cars and a proper workshop. Highlights include 10 foot ceilings on the main, 9 feet up & down, wide plank hardwoods through the main, granite counters throughout, designer lighting and window coverings, B/I speakers, central A/C, irrigation and more. On the main you will love the open plan, which draws you through to the Great Room in back, a wall of windows and direct access to the deck and the SIGHTS & SOUNDS of NATURE. The kitchen features an over-sized center island, granite counters in a "leather" finish, a Bosch gas cooktop and wall oven and a wine fridge. The kitchen is open to the dining space, overlooking the ravine &ndash; NICE! There is also a private Den/Home office on the main with custom built-ins. Upstairs, a large Bonus Room under a 13' ceiling, SPACIOUS and BRIGHT. The Primary Bedroom sits at the back of the home, overlooks the ravine and enjoys a wonderful 5pc en suite and steam shower! The two additional beds up are well-sized and share a 4pc

bath. The walkout level is fully finished offering a wide open space to accommodate a media space, a game space, a 4th bed and full bath&hellip; with direct access to your over-sized rear yard&hellip; BACKING THE RAVINE &ndash; this is an AMAZING location.