

60 Tremblant Terrace SW Calgary, Alberta

MLS # A2322341



\$1,350,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,500 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Private, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Smart Home, Storage, Walk-In Closet(s)

Inclusions: Curtain rods, 2 nest thermostats, 3 mounted TV's and mounts, Soundbar and Subwoofer in bonus room, projector, 120 inch screen, 4 attached basement speakers, planter boxes outside

Welcome to 60 Tremblant Terrace SW, an exceptional estate home offering over 3,500 square feet of beautifully developed living space with a coveted west-facing backyard and breathtaking mountain views. Perfectly positioned on a quiet street directly across from a park and picturesque treed walking paths, this extensively upgraded residence combines luxury, comfort, and an unbeatable location. Designed for both everyday living and entertaining, the main level features hand-scraped maple hardwood flooring, 9-foot ceilings, and an incredible 14-foot quartz island that serves as the centerpiece of the chef-inspired kitchen. Premium Sub-Zero and Wolf appliances, extensive cabinetry, custom tile built ins, a gas fireplace and beaming natural light elevate both style and functionality in this space. A versatile flex room offers the perfect canvas for a home office, music room, play room, or formal dining area. Upstairs, you'll find a spacious bonus room with a soaring 10-foot ceiling, convenient upper-floor laundry, and a luxurious primary retreat complete with mountain views, a dream closet and a spa like ensuite. This level has two additional good sized bedrooms and another full bathroom. Hunter Douglas top-down/bottom-up blinds add both elegance and privacy throughout the home. The fully developed WALK OUT basement was designed with entertaining in mind and features a custom home theatre by Audio Room, complete with a 120-inch projector screen and projector. Thoughtfully constructed with insulated interior walls and anti-vibration ceiling insulation, the lower level also offers a large recreation area with rough-in plumbing for a future wet bar, ample room for a pool table, and easy access outside to the custom flag stone patio. This level features a 4th bedroom, full bathroom, and tons of storage including a custom made cold storage

room. Outside, the west-facing backyard is a true highlight. Professionally landscaped with underground sprinklers, privacy screens, and multiple outdoor living spaces, it offers the perfect setting to relax and enjoy Calgary's spectacular sunsets. A beautifully finished lower patio with premium flagstone and integrated lighting creates an inviting space for evening gatherings, while uplighting throughout the landscaping adds warmth and ambiance after dark. Additional features include a heated, insulated, and painted oversized double attached garage with custom overhead storage and workbench, two furnaces, air conditioning, upgraded spray foam insulation, a newer hot water tank, and a Ring security system with four wired cameras and video doorbell. Offering an extraordinary combination of location, views, quality craftsmanship, and extensive upgrades, this is a rare opportunity to own one of Springbank Hill's truly exceptional homes.