

**132 Fortress Bay SW
Calgary, Alberta**

MLS # A2121385



\$3,850,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,299 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Quad or More Attached, Triple Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: 2nd Built-in Dishwasher, 2 addâ€™tl Dishwashers, 2 Addâ€™tl Microwaves, 2 Addâ€™tl Bar Fridges (total of 3), 13 TVâ€™s Brackets and all Electronics, Nice Smart Home System with 4 Cameras, Alarm System (not Monitored), Ecobee System with 4 HVAC Zones, My-Q for Garage Doors, 3 Air Conditioners (total of 4), Car Lift, 3 more Garage Door Openers and Controls. Swim Spa, Hot Tub.

****VIDEO INCLUDED**** WELCOME HOME to Timberline Estates! This is an Amazing Executive CUSTOM Contemporary Home with a 7 CAR GARAGE and Mezzanine Level and Features 6700+ sq ft of Living Space. The Open Floor Plan has a the Multitude of Windows which Illuminate the Natural Light. The Luxurious Finishes include an Indoor SWIM SPA, HOT TUB, MEZZANINE Level Above the Garage, 4 Fireplaces, 13 TV’s and Electronics, NICE SMART HOME with 4 Cameras, Ecobee System, My-Q and Alarm System, Multi Level High Ceilings, Glass Railings, Designer Lighting and Fixtures + 4 A/C Units! WELCOME your Guests into your Bright Open Foyer Showcasing a Formal Dining Room & Private Den on either side plus a Stunning Staircase with Glass Railing. The Chef Inspired Kitchen with a Massive Island, Custom Cabinetry, SS Appliances including Double Ovens, Gas Cook Top and the convenience of a Butler Pantry w/ a Coffee Station, Bar Fridge + a Walk-in Pantry will make Entertaining a Breeze! The 2nd Dining Area is Perfectly situated between the Kitchen and the Great Room which is Masterfully Designed with a Large Windows, a Fireplace, Built-ins and TV. The Expansive Sun Room is Bright and Airy with 6 Skylights and Features a Swim Spa and Hot Tub with a Secure Key Locked Cover, 2 Sitting Areas, a Fireplace, 2 TVs and enough Space for your Yoga Practice and a Ping Pong or Pool Table. The Main Upper Floor is Well Appointed with your Primary Suite which is the perfect place to Relax & Rejuvenate with a Fireplace, TV and South Facing Deck to Enjoy the Sunshine. The Spa Inspired 5 Piece Ensuite with a Custom Walk in Closet Island is enough room for Two! 2 Add’s Bedrooms with Ensuities & TVs, a Loft w/a TV + 4th Fireplace & Laundry Room. The Lower Level features 2 more bdrms with TVs, a 4 pc Bath a

Wet w/ 2nd Bar Fridge and MW plus 2 Rec Rooms and TV. Perfect for a Workout Area and Family Room. An Entertainer's Dream Step out into your MASSIVE Yard w/ Exposed Aggregate Patio & Enough Room for a BBQ + a Soccer Game. Fully Landscaped with Underground Sprinklers. Your 7 CAR GARAGE can easily be expanded to a 12 CAR GARAGE w/ the addition of more Lifts. Be the Envy of all your Friends with the Mezzanine Level above the Quad Garage which is the Ultimate Man's Cave with a Wet Bar, 3rd Bar Fridge, Dishwasher + Microwave + a 3 pc Bath. Prime location close to Calgary's most prestigious Private Schools including Rundle College, Webber Academy, Calgary Academy, CFIS and Public Schools Griffith Woods, Ernest Manning High School and Guardian Angel. Love the Convenience of all the Amenities at Aspen Landing, Westhills Towne Centre as well as Costco Buffalo Run. Enjoy the outdoors with your choice of Parks, Walking & Biking Trails, Westside Rec Centre, as well as Pinebrook, Elbow Springs, Glencoe & River Spirit Golf Courses. Just minutes to Downtown, 69th St CTrain & Stoney Trail for Easy Access to the anywhere in the City and only 45 min to the Mountains. THIS IS THE HOME YOU HAVE BEEN LOOKING FOR! WELCOME HOME!