

\$1,350,000 - 311 Tremblant Heights Sw, Calgary

MLS® #A2258268

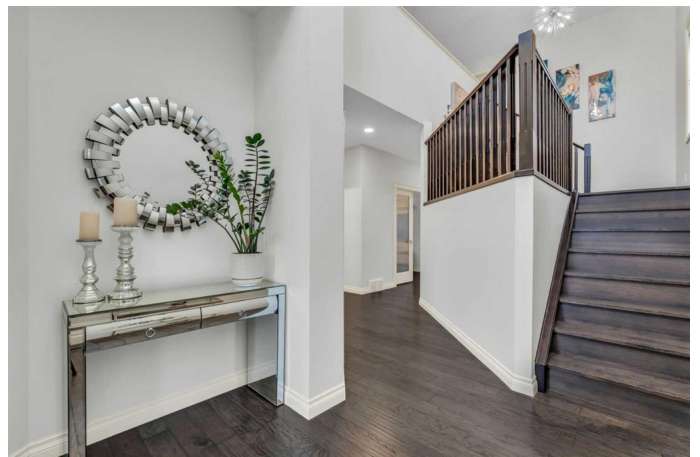
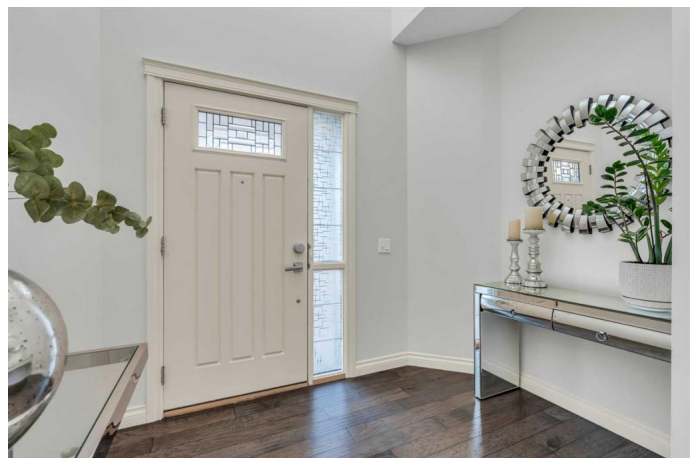
\$1,350,000

5 Bedroom, 4.00 Bathroom, 2,766 sqft

Residential on 0.12 Acres

Springbank Hill, Calgary, Alberta

Immaculate Estate Home in Prestigious Springbank Hill, SW Calgary! Situated on a quiet, sought-after cul-de-sac, this opulent residence boasts over 3,800 sq ft of luxurious living space. With four bedrooms upstairs, a main floor den, a fifth bedroom in the fully developed basement, and four bathrooms, this home is perfectly suited for families of all sizes! The main level showcases a grand foyer with soaring 18' high ceilings, a chef inspired kitchen with quartz countertops, top-of-the-line stainless steel appliances, and corner pantry, a sun-drenched dining room, large living room with a tile surround gas fireplace, a powder room, and mudroom that leads to the heated double attached garage. The upper level features a magnificent primary bedroom with a five piece spa-inspired ensuite with soaker tub, walk-in shower, dual sinks, and private water closet, custom built-in California Closets, and walk-in closet. Three additional bedrooms, a full bathroom, designated office space with built-in desk, and laundry room complete the upper level. The fully finished basement offers a stylish kitchenette/wet bar (with a sink, dishwasher, and wine fridge), recreation room with electric fireplace, home gym, children's playroom, guest bedroom, and a full bathroom with heated floors and walk-in shower. Outside in the private, fully fenced, east-facing backyard you will find a spacious composite deck (with frosted glass privacy walls, glass/aluminum railings, and gas BBQ hookup), concrete patio and walkways, a



garden shed, and meticulous landscaping. Other noteworthy features here include durable Hardie Board siding, a 200AMP electrical panel, dual furnaces, dimmable LED lighting, a smart home tech package, and fresh paint throughout. This property is close to top rated schools, shopping, restaurants, transit, and countless other amenities. Donâ€™t miss this rare opportunity in one of Calgaryâ€™s most desirable communities, book your private showing today!

Built in 2016

Essential Information

MLS® #	A2258268
Price	\$1,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,766
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	311 Tremblant Heights Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Z9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door

Opener, Garage Faces Front, Heated Garage, Insulated, Enclosed, Side By Side, Secured

of Garages 2

Interior

Interior Features Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Stone Counters, Smart Home, Soaking Tub

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven, Wine Refrigerator

Heating Central, Forced Air

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Other, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 21st, 2025

Zoning R-G

Listing Details

Listing Office MaxWell Capital Realty

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