

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

MLS® #A2258268

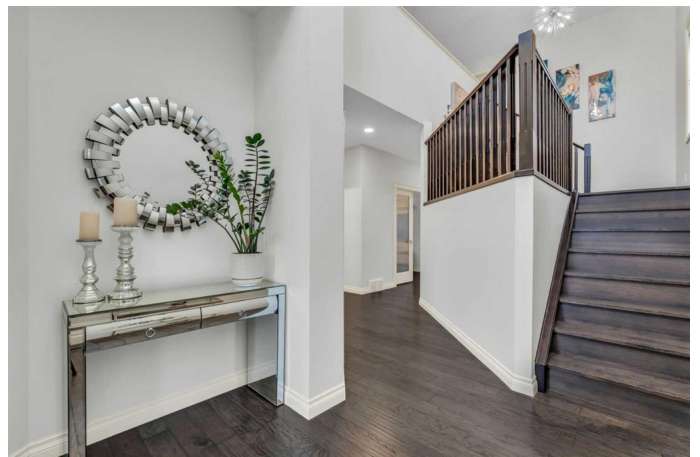
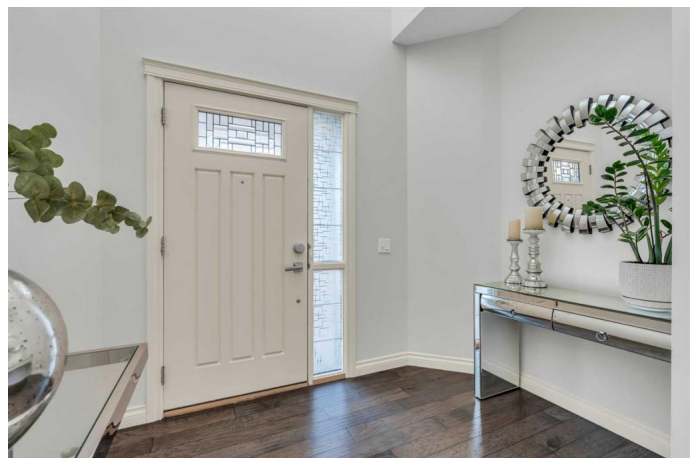
**\$1,350,000**

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. Don't miss this rare opportunity in one of Calgary'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, Enclosed, Front Drive, |

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

# 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, Smart Home, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

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

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

Days on Market 10

Zoning R-G

## Listing Details

Listing Office MaxWell Capital Realty

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