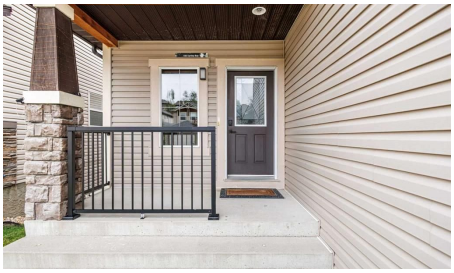
105 cortina Bay SW

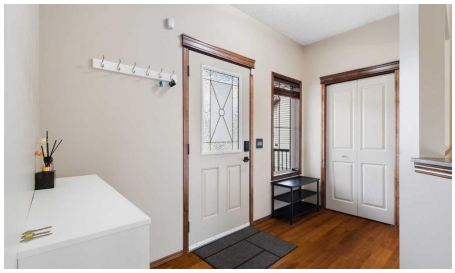
Calgary | Active | MLS® A2342707

$1,180,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2006**	**2,516.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to 105 Cortina Bay SW, a beautifully positioned WALK-OUT home tucked away on a quiet cul-de-sac in the prestigious community of Springbank Hill. Offering over 2,500 sq. ft. above grade plus a fully developed walk-out basement, this property stands out with its exceptional setting - BACKING DIRECTLY ONTO PARK/GREEN SPACE AND A PLAYGROUND, and no homes immediately behind.

For families, the location is especially attractive, with Springbank Hill currently designated for ERNEST MANNING HIGH SCHOOL, along with convenient access to other highly regarded public and private schools in Calgary's west side. The bright, open main floor is designed for both everyday living and entertaining, featuring a spacious kitchen with granite countertops, a large central island and pantry, generous dining and living areas, and a welcoming family room with a gas fireplace. Large windows bring in abundant natural light while capturing the beautiful park setting beyond.

Upstairs, a dramatic VAULTED BONUS ROOM provides an impressive second living space. The spacious primary retreat features large windows with beautiful views, a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, another full bathroom and convenient upper-floor laundry complete the level.

The FULLY DEVELOPED WALK-OUT BASEMENT adds exceptional versatility with a fourth bedroom, full bathroom, private office, family and recreation areas, wet bar, extensive built-in cabinetry and a TEMPERATURE-CONTROLLED WINE ROOM. Heated flooring in select lower-level areas adds another layer of comfort.

Step directly from the walk-out level into the landscaped and fenced backyard, where the park, playground and open green space become a natural extension of your property - an outstanding setting for families, entertaining and enjoying Calgary's west-side lifestyle.

Additional features include CENTRAL AIR CONDITIONING, water filtration and softener systems, two gas fireplaces, and a PROFESSIONALLY INSTALLED RADON MITIGATION SYSTEM for added peace of mind.

A rare combination of LOCATION, VIEWS, GREEN SPACE, WALK-OUT LIVING and FAMILY-FRIENDLY AMENITIES in one of Calgary's most desirable west-side communities. This is a home where the setting is just as impressive as the home itself.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342707
Bedrooms	4
Bathrooms	4

Year Built	2006
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,516.3 sq. ft.
Acreage:	No
Lot Area:	4,800 sq. ft.
Lot Frontage:	40'
Front Exposure:	Northwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2006 (Age: 20)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	0513578
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Springbank Hill
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Breakfast Nook · 13' × 9'6" ·
Main Floor	Dining Room · 11'1" × 10'1" ·
Main Floor	Foyer · 11'4" × 5'4" ·
Main Floor	Kitchen · 15'9" × 13'5" ·

Main Floor	Living Room · 16'9" × 15'8" ·
Main Floor	Mud Room · 9'6" × 8'7" ·
Upper Level	Bedroom · 12'3" × 11'1" ·
Upper Level	Bedroom · 11'11" × 10'6" ·
Upper Level	Family Room · 19'8" × 18'1" ·
Upper Level	Laundry · 7'6" × 5'8" ·
Upper Level	Bedroom - Primary · 17'1" × 16'8" ·
Basement	Bedroom · 14'11" × 11'4" ·
Basement	Office · 12'7" × 12'6" ·
Basement	Game Room · 27'10" × 17'1" ·
Basement	Furnace/Utility Room · 15'2" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Wired for Sound
Exterior Features:	Balcony, BBQ gas line, Garden, Playground
Patio And Porch Features:	Deck
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-cortina-bay-sw-calgary-a2342707/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.