144 Fortress Bay SW

Calgary | Active | MLS® A2359655

$2,750,000









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2013**	**4,359.75 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Perched high above the serene ravines of Springbank Hill, this architectural masterpiece redefines modern grandeur, blending ultra-luxury finishes with an effortless resort lifestyle. Spanning 6064 square feet of custom-curated living space on a sprawling, manicured 0.33-acre estate, this residence is a masterclass in sophisticated design, framed by commanding, unobstructed panoramic vistas.

The main level unfolds in a seamless layout anchored by a culinary masterpiece crafted for the sophisticated host and is a chef’s dream. At its heart lies a dramatic 10x5 foot solid quartz island, juxtaposed against a professional-grade 48" Wolf range, and panel-ready integrated dishwasher and Sub-Zero refrigeration. A discreet butler’s pantry, wine fridge and wet bar, keeps extras out of sight. Flowing effortlessly from the kitchen, the grand salon and formal dining rooms are divided by a striking, dual-sided fireplace. Beyond the breakfast nook surrounded by a gallery of windows, step out onto the expansive upper terrace, perfect for entertaining, with ample hosting capacity for evenings over the valley. For a more intimate retreat, the fully covered terrace lounge is an outdoor living room, featuring rich wood soffit ceilings, integrated media connectivity, and a stone fireplace. A custom mudroom with integrated lockers and an executive office complete the main level.

The upper level is anchored by a magnificent primary retreat. Beneath vaulted ceilings, this oversized oasis features a lounge framed by panoramic views, private balcony, and a double-sided fireplace that carries through to a spa-inspired ensuite. This sanctuary boasts an open shower, soaking tub, an expansive double vanity, and a boutique dressing room with central storage island. The secondary bedrooms include a VIP ensuite with private access to a sleek three-piece bath, while two additional oversized bedrooms with a five-piece Jack-and-Jill bath. Completing this level is a convenient laundry room and an oversized bonus room serving as an elevated sanctuary nicely dividing the bedrooms for extra privacy.

The lower walkout level features sun-drenched lounge spaces, a full-scale cocktail bar with a wine chiller, and a dedicated theatre room. A 5th bedroom serves as an ideal guest room, accompanied by a luxurious bathroom with a custom steam shower. Climate control is flawless with dual-zone air conditioning and radiant in-floor heating, which flows into the attached triple-car garage with epoxy flooring. Maximizing the manicured footprint, a hidden indoor storage vault is seamlessly integrated beneath the upper terrace, eliminating the need for an exterior shed. Love the layout, not the paint? No problem! Look past the current palette, the sellers will repaint the interior walls with buyers choice of color. Don't just move; upgrade your lifestyle in premium Springbank Hill where estate-level luxury meets the tranquil beauty of Calgary’s west hills, top-tier schools, and a vibrant community spirit.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359655
Bedrooms	6
Bathrooms	5
Year Built	2013

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:	4,359.75 sq. ft.
Main Level Finished Area:	1,866.25 sq. ft.
Upper Level Finished Area:	2,493.5 sq. ft.
Below Grade Finished Area:	1,704.34 sq. ft.
Acreage:	No
Lot Area:	14,563 sq. ft.
Lot Frontage:	43' 1/8 "
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2013 (Age: 13)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	1210870

Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	4
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Southwest
Community:	Springbank Hill
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Inclusions:	None
Restrictions:	None Known
Main Floor	Entrance · 12'6" × 7'7" ·
Main Floor	Office · 12'6" × 10'6" ·

Main Floor	Living Room · 20'3" × 20' ·
Main Floor	Dining Room · 16'2" × 14'2" ·
Main Floor	Breakfast Nook · 13'3" × 12' ·
Main Floor	Kitchen · 22' × 17' ·
Main Floor	Mud Room · 9'6" × 9'6" ·
Main Floor	Pantry · 7'10" × 6' ·
Upper Level	Bedroom - Primary · 24'4" × 22'2" ·
Upper Level	Bedroom · 15'8" × 12'3" ·
Upper Level	Bedroom · 14' × 12'8" ·
Upper Level	Bedroom · 19'3" × 12'4" ·
Upper Level	Bonus Room · 17'2" × 15'10" ·
Upper Level	Laundry · 8'4" × 5'10" ·
Lower Level	Bedroom · 12' × 11' ·
Lower Level	Bedroom · 12'9" × 10'10" ·
Lower Level	Wine Cellar · 10'10" × 4' ·
Lower Level	Media Room · 21' × 13'8" ·
Lower Level	Game Room · 31'6" × 16'7" ·
Lower Level	Furnace/Utility Room · 21'8" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Fire Pit, Playground, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, No Back Lane, No Neighbours Behind, Treed, Views

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/144-fortress-bay-sw-calgary-a2359655/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 06:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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