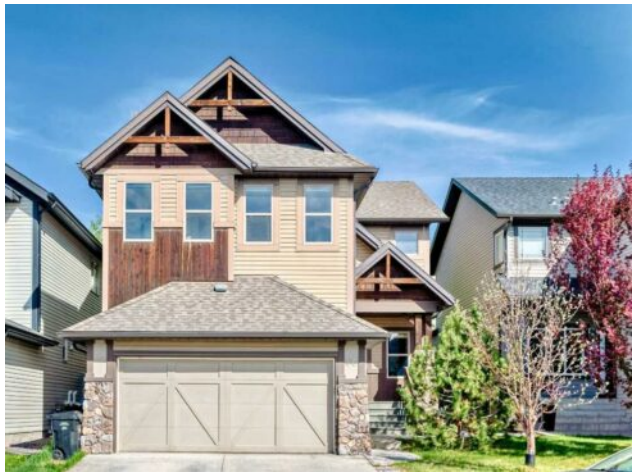


86 Cortina Way SW

Calgary, Alberta

MLS # A2221193



\$969,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Many Trees, Rectangular Lot		
Heating:	Fireplace(s), Forced Air, Natural Gas		Water: -
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: DC
Foundation:	Poured Concrete		Utilities: -
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Primary Downstairs, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	n/a		

Tucked away on a quiet cul-de-sac, this beautifully maintained 2-storey home offers over 3,000 sq. ft. of stylish living space designed for modern family life. Step into a welcoming main floor featuring rich hardwood floors, neutral tones, and a cozy front den—perfect for a home office or study. The show-stopping living room impresses with 18' soaring vaulted ceilings, a gas fireplace, and large windows that flood the space with natural light. The open-concept kitchen is a chef’s dream with quartz countertops, black appliances, a large island with breakfast bar, corner pantry, and a bright dining nook with access to the backyard. Upstairs, unwind in your spacious primary suite complete with a luxurious 5-piece ensuite featuring double sinks, quartz vanity, corner soaker tub, and a walk-in closet. Two additional bedrooms, a full bath, and a flexible loft area complete the upper level. The professionally finished basement offers a large rec room, hobby or workout space, a generous 4th bedroom, and a 4-piece bathroom with modern finishes and ample storage. Enjoy summer evenings in the fully fenced backyard featuring a large deck for BBQs, a fire pit, and space to garden or relax. Additional highlights include a 2-piece powder room, main floor laundry, and an attached double garage. Ideally located just steps from walking trails, a scenic ravine, top-rated schools, shopping, dining, and public transit—this home truly has it all. A must-see for buyers seeking space, style, and a family-friendly neighbourhood!