

# \$924,900 - 105 Tremblant Place Sw, Calgary

MLS® #A2241206

**\$924,900**

3 Bedroom, 3.00 Bathroom, 2,010 sqft

Residential on 0.10 Acres

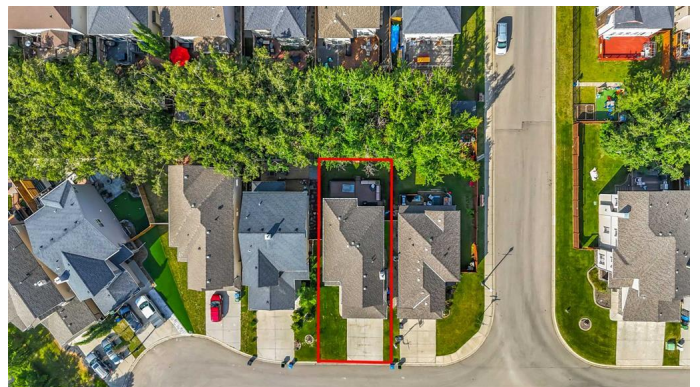
Springbank Hill, Calgary, Alberta

Discover your forever home in the sought after community of Springbank Hill. Nestled in a peaceful cul-de-sac and backing a lush grove of trees, this home is ideally located steps away from a serene walking/bike path and playground.

Step inside to find a main-floor home office framed by French doors, ideal for remote work days or homework sessions. As you move further into the space, you'll be impressed with the abundance of natural light and thoughtful design. The great room is sure to impress with a striking floor-to-ceiling stone feature wall, gas fireplace, and granite shelving, creating an inviting backdrop for family gatherings. The gourmet kitchen is a chef's dream: oversized island, rich dark maple cabinetry, granite counters, custom limestone backsplash, stainless appliances, and a wine fridge in the dining nook. The perfect combination of beauty and function!

Slide open the French doors to your two-tiered composite deck overlooking mature trees for year-round privacy. Entertain with ease, enjoy morning coffee, or let the kids explore nature just steps from your back door.

Retreat upstairs to the large bonus room with vaulted ceiling and another stone accent wall tying it in with the main level. Ideal for movie nights, playtime, or a hobby area. The spacious primary bedroom suite features a walk-in closet and spa-like ensuite: dual-sink



granite vanity, tumbled limestone floors, corner tub, and separate shower.

Practical comforts include a 2-car attached garage with durable polyaspartic flooring, central air conditioning, water softener, newer appliances, and central A/C.

All this in a family-oriented community with top-tier schools (Webber Academy, Calgary Academy, Rundle College), green spaces, and shopping nearby at Aspen Landing, West 85th, and West Hills. Quick access to the 69 Street LRT makes commuting downtown a breeze. Plus, you're only a stone's throw away from Canada Olympic Park and WinSport.

This is the rare combination of stunning style, daily convenience, and nature at your doorstep, perfectly suited for growing families or professional couples preparing for the future. Welcome home!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241206    |
| Price          | \$924,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,010       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 105 Tremblant Place Sw |
| Subdivision | Springbank Hill        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 0C4                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)                                                                                                                                                               |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Disposal, Dryer, Electric Stove, Microwave, Range Hood, Washer, Water Softener, Window Coverings, Built-In Electric Range, Built-In Freezer, Built-In Gas Range, Built-In Range, Convection Oven |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                                                                                                                                                        |

### **Exterior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                                             |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, Private, Rectangular Lot, Treed, Interior Lot |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 14              |
| Zoning         | DC (pre 1P2007) |

Listing Details

Listing Office                      Real Broker

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