

\$1,149,000 - 307 Tremblant Heights Sw, Calgary

MLS® #A2233099

\$1,149,000

4 Bedroom, 4.00 Bathroom, 2,355 sqft

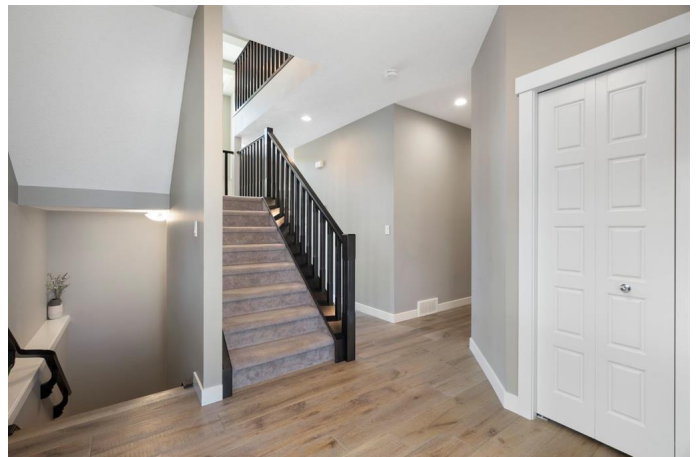
Residential on 0.12 Acres

Springbank Hill, Calgary, Alberta

Welcome to one of Calgary's most sought-after cul-de-sacs. Where luxury meets lifestyle with this stunning executive home tucked away on a quiet, secluded street in Upper Springbank Hill. This is where elevated design, thoughtful upgrades, and a commuter-friendly location come together. Quick access to Stoney Trail means you can be headed in any direction; downtown, west to the mountains, or north to the airport in minutes.

From the moment you arrive, the bold modern lines and curb appeal set the tone. Step inside to an open-concept layout filled with natural light. The custom staircase with wrought iron bannisters allows light to cascade from the upper level all the way through the main floor. Soaring ceilings and a feature fireplace wall draw the eye upward in the impressive living room, while hand-scraped engineered hardwood adds warmth and texture throughout.

The heart of the home is the oversized kitchen, designed for both everyday living and entertaining. A large island anchors the space, complete with a gas range, ceiling-height hood fan, touchless faucets, stainless steel appliances, and abundant cabinetry. The extended dining space opens onto a massive deck that spans the width of the home, with a privacy wall, mature trees for shade, and a shed tucked neatly in the corner for all your



outdoor gear.

Upstairs, the bonus room is bathed in natural light with two private balconies that are perfect for your morning coffee or a quiet evening sunset escape. The spacious primary suite offers a spa-like 5-piece ensuite and a custom walk-in closet. Two more bedrooms and a 4-piece bath round out the upper level.

Enjoy the fully finished basement with a large recreation area, a sleek wet bar, cozy gas fireplace, space for gym equipment, a generous guest bedroom, full bathroom with tub and shower, and ample storage. The garage is ready for winter too with a gas line roughed in for future heat.

This home offers the perfect balance of elegance and everyday function in an unbeatable location. Your forever home awaits on Tremblant Heights so book your private showing today!

Built in 2014

Essential Information

MLS® #	A2233099
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,355
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	307 Tremblant Heights Sw
Subdivision	Springbank Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Z9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	5
Zoning	R-G

Listing Details

Listing Office Real Broker

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