



Calgary-D-Willow Park Estates
10727 FAIRMOUNT Drive SE

LP \$ 699,900
MLS #: C3567690

Status: **Active** Type: Residential Detached Single Family
 DOM: 3 Style: 4 Level Split
 Rms Abv Gd: 5 Year Built: 1968
 Bedrms: Above: 2/Ttl: 3 Basement: Full
 Full/Half Baths: 3 Bsmnt Dev: Fully Finished
 Tot Flr SqFt: 2074.22 Total Sq M: 192.7

Executive home across the street from the Willow Park Golf and Country Club. Just walk out your front door and play golf. This fully renovated home has a beautiful new gourmet kitchen includes a 48" Sub-Zero fridge, Wolf gas range, custom copper hood-fan, granite counter-tops, and custom maple cabinets. Main floor has stunning vaulted ceilings, sandstone pillars, hardwood floors, Tiffany style lighting and a wood burning fireplace. The upper floor has a spacious master bedroom with a walk-in closet and a gorgeous master ensuite. Lower level has a third bedroom, a den and another full bath with jetted tub. Lower level is fully finished with a fireplace and wine cellar. Fenced backyard with dog run and a double insulated attached garage. Enjoy the HD Video Link

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/10727-fairmount-drive-calgary> Brochure: <http://www.markdevernden.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: Negotiable	Level	Mtr2	SqFt
Full Baths:	0	0	0	2	0	0	Occupancy: Vacant	Main:	77.9	838.52
Enst Baths:		0	0	0	0	1		Uppr:	58.9	634.00
Addl Rms:	Finish Levels: 4						Garage Dim:	AbGd:	192.7	2074.22
Fin Fpl/Rgh:	2/	Fplc Fuel: Wood With Log Lighter, Wo				Elem Schl:	www.cbe.ab.ca	Lowr:	56.0	602.78
Fireplace:	Stone Facing					Middle Schl:	www.cbe.ab.ca	BIGd:	52.0	559.73
Parking:	Double Garage Attached					High Schl:	www.cbe.ab.ca	Total A.G:	192.7	2,074.22

Living Room:	10.2x6.9	M	Master Bdrm:	4.7x4.1	U
Dining Room:	3.02x3.66	M	Bedrm 2:	3.9x3.0	U
Kitchen:	4.82x3.96	M	Bedrm 3:	3.6x3.1	L
Family Room:			Bedrm 4:		
Den:	4.2x2.2	L	Recreation Room	7.23x4.27	L

Bonus Room:

Flooring:	Hardwood, Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco, Wood	Remodel:	
Site Influen:	Fenced, Flat Site, Vegetable Garden, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, See	Features:	Deck, Detectors Smoke, Dog Run-Fenced In, No Animal Home, No Smoking Home, Security Window Bars, Swirlpool Bath (Jacuzzi), Vaulted Ceiling
Goods Incl:	Air Conditioning-Central, Dishwasher-Built-In, Garburator, Hood Fan, Garage Opener-1 Control, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Dryer, Washer, Window Coverings-All	Amenities:	Appliances Included, Cable TV Connection, Fenced, Fireplaces, Laundry-In-Suite, Playground, See Remarks, Security Door
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None

Front Exposure: E

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	686.0	Lot Dimen:	
Frontage:	31.4	Lot Shape:	Rectangular
Depth:	23.2	Zoning:	R-C1
Conform:		Front Expos:	E

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,269 - 2012	Local Improve	