



Class: Detached Area: Calgary
 Type: Detached Zone: Zone S
 Style: 2 Storey Community: Pump Hill 131
 Year Built: 1986 Postal Code: T2V 5E5
 LINC #: 0015381189 Condo Type: Not a Condo
 Legal Plan: 8111854 Blk: 17 Lot: 59 Possession: 60/Neg 07/06/2016

Land Use: R-C1L New Hm: Tax Amt/Yr: \$23,740/2014
 Title to Land: Fee Simple Local Imp Amt:
 Conform Rpt: HOA: No
 Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way, Condo Fee:

A truly unique property nestled in the prestigious Pump Hill. This architectural masterpiece will take your breath away. Featuring a gated and extremely private professionally landscaped lot on just under an acre, a rare find only 10 minutes from downtown. The front entry will impress you as you are greeted by a grand tile foyer and the entertainers dream great room with cathedral ceilings. A breathtaking stone fireplace will grab your attention bringing the exposed wood beams, gentleman's bar and rustic hardwoods together. Complete formal living room, dining room and recently updated kitchen featuring high end appliances. The upper level is your own private master retreat complete with massive office, den and library. The lower level has a wine room for the most well rounded connoisseur, spa complete with gym and hot tub, and a home theater room. An exceptional one of a kind property exuding the utmost elegance and tranquility.
 Directions:

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/5 Rms Abv: 10 F/H Baths: 3/3					
Living Rm	10.4X6.2	34'1"X20'4"	M	Dining Rm	7.0X4.7	22'11"X15'5"	M	Baths:	2P	3P	4P	5P	6P
Kitchen	4.8X4.1	15'8"X13'5"	M	Bkfst Nook	6.1X4.1	20'0"X13'5"	M	EnSt Bth:	3	0	1	1	0
Den	8.3X7.0	27'2"X22'11"	U	Library	6.0X5.8	19'8"X19'0"	U	Level	Mtr2:	Sq Ft			
Great Rm	14.4X8.6	47'2"X28'2"	M	Family Rm	10.0X6.6	32'9"X21'7"	L	Main:	447.89	4,821			
Game Rm	9.1X5.0	29'10"X16'4"	L	Media Rm	6.0X3.9	19'8"X12'9"	L	Upper:	326.74	3,517			
Mstr Bed	6.4X6.0	20'11"X19'8"	U	Bedroom	4.9X4.8	16'0"X15'8"	M	Above Grade:					
Bedroom	4.9X4.8	16'0"X15'8"	M	Bedroom	4.8X4.6	15'8"X15'1"	L	Lower:	444.54	4,785			
Bedroom	4.8X4.6	15'8"X15'1"	L					Below Grade:					
								Total A.G.	774.63	8,338			

Property Information

Basement: Walkout-Fully Finished Heating: Forced Air-2, In Floor Heat System Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 4 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Rectangular
 Foundation: Concrete Lot Sq M: 3,600.06 m2/ 0.89 Acres
 Exterior: Brick, Stucco Frntg X Depth: 82x43.89
 Roof Type: Clay Tile Flooring: Carpet, Ceramic Tile, Hardwood
 Front Exp: South
 Parking: 8/Quad or More Attached
 Features: Air Conditioning-Central, Balcony, Bar, Dance Floor, Deck, Open Beam, Patio, Sauna, Steam Room, Vaulted Ceiling, Wall Unit-Built-In
 Site Influences: Estate Property, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot, View Downtown
 Goods Included: Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings-All, Wine/Beverage Cooler
 Goods Excluded:
 HOA Fee Incl:

Rural

911 Address: Heating Desc: Total Acres: 0.89
 Road Access: Power Desc:
 Water Supply: Municipal Phone Desc:
 Water GPM: Sewer/Septic:
 Depth of Well: Yr Sewer Cleaned:
 Water Report Yr:
 Bus Svc:
 Nearest Town:
 School District:
 Elem School: Jr/Mid Schl:
 High School: Other School:
 School Bus: LP/Acre: \$7,743,929.86
 Directions: # Parcels:

Agent & Office Information

List Firm: ENGEL & VOLKERS CALGARY List Date: 05/06/2016
 Ownershp: Private
 Exclusion/SRR: No/No

Printed: 07/27/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE AS PER CREB® MEASUREMENT GUIDELINES UNLESS OTHERWISE STATED