



Status: A
 Area: Calgary
 Community: Springbank Hill 065
 Style: 2 Storey
 Zone: Zone C
 Year Built: 2005
 MLS#: C3570471
 Postal Code: T3H 0N3
 Linc #: 0030288484
 Type: Residential Detached Single Family
 New Home on Old Lot: Remod:
 Finish Lvl: 3

Mortgage: \$ 0 Cash Down: Due: Rate:

Payments: Lender:

Legal Plan: 0410120 Bk: 19 Lot: 29 Unit: UF:

For all showings please use Toucbase or call Roni at 587-228-7645. Please note all deposits must be in the form of a Bank Draft or Certified Cheque made payable to SOTHEY'S INTERNATIONAL REALTY CANADA. Thank you for Showing,

Prop Class: Single Family

This Springbank Hill residence boasts just over 2800 square feet of living quarters with gorgeous panoramic valley & Rocky Mountain views. As you enter the views will captivate you with custom windows from floor to ceiling across the back of the living area of the house. Hardwood floors compliment the open concept main floor through to the flex/dining room, gourmet kitchen with granite counters, upgraded stainless steel appliances, maple cabinetry, and walkthrough pantry, the adjoining great room. Enjoy perfect sunsets at the breakfast nook or on the large wrap around deck. The upper level features 3 large bedrooms with a large master bedroom once again capturing the views where you can enjoy the ensuite offering dream like relaxation. The fully developed basement is the perfect family retreat or games room and offers plenty of privacy & optional 4th bedroom. The community features numerous paths, parks, trendy Aspen Mall, premier public and private schools, new west LRT.

Virtual Tour: <http://markdevernden.com/180-springbluff-boulevard>

Brochure: <http://markdevernden.com/180-springbluff-boulevard>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>		Schl Bus:		
Baths:	0	1	0	2	0	0	Elem School:	www.cbe.ab.ca		
Ensuite Bth:		0	0	0	1	0	Jr/Mid Schl:	www.cbe.ab.ca		
Bdrms Abv:	3 Total Bdrms: 3			Addl Rms:			High Schl:	www.cbe.ab.ca		
Fin FP/Rgh-In:	1/	Fpl Fuel: Gas Only					Other Schl:	www.cbe.ab.ca		
Parking:	Double Garage Attached			Garage:			Yes			
							Bonus Room:			
Living Room:	3.2x3.6	M	Master Bedrm:	5.3x4.3	U Storage Room	4.0x3.2	L	Main Lvl:	105.0	1130.22
Dining Room:			Bedrm 2:	4.0x3.4	U Second Family Roo	13.9x3.3	L	Upper:	92.5	995.67
Kitchen:	8.2x6.1	M	Bedrm 3:	4.1x3.4	U Storage Room	3.9x3.4	L	Above Grd:	198.0	2131.27
Family Room:	4.5x5.5	M	Bedrm 4:					Lower Lvl:	64.1	689.97
Den:			Breakfast Nook	4.5x3.7	M			Below Grd:	64.1	689.97
								Total A.G:	198.0	2,131.27

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Roof Type:	Asphalt Shingles
Foundation:	Concrete	Fireplace:	Three Sided, Tile Surround, Mantle
Exterior:	Stucco, Stone	Construction:	Wood Frame
Heating Type:	Forced Air-1	Basement:	Walkout
Features:	ACCEN, BALCY, DECK, PATIO, VINYL, DETEC, NOPET, NSMKE, PORCH	Bsmt Dev:	Fully Finished
		Heat Fuel:	Natural Gas
Goods Incl:	REFRG, STCGA, MWHC, OPEN2, DWBLT, ACCEN, DRYER, WASHR, WINDA	Goods Excluded	

Site Infl:	LNSCA, NLANE, TRANS, VMTN, FENCE, GOLF, PLAY, PRIV, SHOP, SCHLS, VALLY, VIEW	Lot Shape:	Rectangular	Front Exp:	Northeast
		Frntg X Dpth:	16.5 X 39.7 TTL: 540.0 m2		
Amenities:	APPIN, BALCO, FENCE, FIREP, LAUNS, POOLI, PRKEX, REMKS, SECDR, ACCEN, STGIN	Zoning/Land Use:	R-1		
		Conform:			
		Tax Amt/Yr :	\$ 4,482 / 2012	LI:	
Restrictions:	UTILR	Warranty:	None		

Condo Name:	Ownership: PRIV	Condo:	HOA:
Prk Encl/Unit/Type: 2	Incl:		
Registered Size:			

Seller:	Galleguillos & Leon	Appt:	TBASE LIST APPT	Roni
List Realtor:	Mark Evernden ID: CEVERNMA Ph:403-829-3776 Fax: 403-592-7791	Appt Ph:	587-228-7656	List Date: 05/28/13
List Realtor Email:	mevernden@sothebysrealty.ca	List Realtor Web:	http://markdevernden.com	
List Firm:	SOTHEY'S INTERNATIONAL REALTY CANADA Ph: 403-254-5315 Fax: 403-244-5315	Occupancy:	SELLR	SRR: N
List Realtor2:		Possession:	/Negotiable	Exclusion: N
List Firm2:		Comm:	3.5% & 1.5%	

Pend Date:	Sold Date:	Sold Price:	DOM: 0	Entered: 05/29/13
Sold Term:			Disc:	Expiry Date: 07/31/13
Sell Firm:				Sell Firm 2:
Sell Agent:				Sell Agent 2: