

24324 Lower Springbank Road W  
 W: 5 R: 2 T: 24 S: 17 Q: Southwest

C4078179 Active

LP: \$2,498,000 SP:  
 OP: \$2,498,000 PD:  
 DOM: 8



Class: Detached  
 Type: Detached  
 Style: 2 Storey  
 Year Built: 1971  
 LINC #: 0010684108  
 Legal Plan: 8610112 Blk: 1 Lot: 1  
 Area: Calgary  
 Zone: Zone W  
 Community: Springbank Hill 065  
 Postal Code: T3E 6W3  
 Condo Type: Not a Condo  
 Possession: 10/28/2016  
 Land Use: RC-1 New Hm:  
 Title to Land: Fee Simple  
 Conform Rpt:  
 Restrictions: None Known  
 Tax Amt/Yr: \$5,314/2016  
 Local Imp Amt:  
 HOA: No  
 Condo Fee:

A well cared for mature forest of Spruce and Poplars welcomes you from the Garden Gate. A paved road runs the length of the 3.95 acres. Although the family home is a tear-down, it backs onto a Spruce Forest (the likes of which is seldom seen in Calgary) that extends to the rear of the property. Even though the Garden contains dozens of trees, its western portion is sparsely treed to allow a panoramic breath taking view of the mountains. All this is 20 to 25 minutes from the downtown core. This property is attractive to people who wish to build their home within a mature Garden. Please remember, at the end of the day getting this property will exempt you from the need to wait 40 years for your garden to mature. This property is situated in an up-scale mature neighborhood of high-end homes. The value of the combination of location, mature garden and architecturally harmonious home is likely to significantly appreciate with time.

Directions:

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 8 F/H Baths: 2/1						
Living Rm	6.9X5.3	22'6"X17'4"	M	Dining Rm	3.6X3.5	11'8"X11'4"	M	2P	3P	4P	5P	6P		
Bedroom	4.1X4.0	13'7"X13'1"	U	Bedroom	3.8X3.3	12'7"X10'8"	U	Baths:	1	1	0	1	0	
Bedroom	4.0X3.6	13'1"X11'8"	U	Bedroom	4.0X3.7	13'1"X12'1"	L	EnSt Bth:	0	0	0	0	0	
Kitchen	3.5X2.3	11'4"X7'5"	M	Den	2.6X2.3	8'5"X7'5"	M	Level	Mtr2:		Sq Ft			
Family Rm	7.9X5.5	25'9"X18'0"	M	Utility Rm	2.3X2.3	7'5"X7'5"	L	Main:	209.22		2,252			
								Upper:	278.62		2,999			
								Above Grade:	487.93		5,252			
								Lower:						
								Below Grade:						
								Total A.G.:	487.93		5,252			

Property Information

Basement: None-  
 Suite: Suite - None  
 Construction: Wood Frame  
 Foundation: Concrete  
 Exterior: Brick, Stucco, Wood  
 Roof Type: Pine Shakes  
 Front Exp: South  
 Parking: 4/Double Garage Attached  
 Features: Deck, Handyman Special  
 Site Influences: Backs Onto Park/Trees, Corner, Fenced, Golf Nearby, Landscaped, Level Land, Park/Reserve, Shopping Nearby, Treed Lot, View Mountain  
 Goods Included: Dishwasher-Built-In, Refrigerator, See Remarks, Stove-Electric  
 Goods Excluded:  
 HOA Fee Incl:

Heating: Forced Air-2  
 Fin FP/Rgh-In:  
 Lot Shape: Irregular  
 Lot Sq M: 15,984.96 m2/ 3.95 Acres  
 Frntg X Depth:  
 Flooring: Carpet, Hardwood, Linoleum

Fuel: Natural Gas  
 Fuel:

Rural

911 Address: 24324 Lower Spingbank Road  
 Road Access:  
 Water Supply: Drilled Well  
 Water GPM:  
 Depth of Well:  
 Water Report Yr:  
 Bus Svc:  
 Nearest Town: Calgary  
 School District:  
 Elem School:  
 High School:  
 School Bus:  
 Directions:

Heating Desc:  
 Power Desc:  
 Phone Desc:  
 Sewer/Septic:  
 Yr Sewer Cleaned:

Jr/Mid Schl:  
 Other School:

Total Acres: 3.95  
 Acres Cleared:  
 Acres Cult:  
 Acres Pasture:  
 Acres Fenced:  
 Acres Irrigated:  
 Acres Water Rights:  
 Acres Leasehold:  
 # Parcels:  
 LP/Acre: \$632,405.06

Agent & Office Information

List Firm: ENGEL & VOLKERS CALGARY  
 Ownershp: Private  
 Exclusion/SRR: No/No  
 List Date: 08/23/2016

Printed: 08/31/2016

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