



Calgary-C-Springbank Hill
2525 77 Street SW

LP \$ 1,749,000
MLS #: C3527874

Status:	Active	Type:	Residential Detached Single Family
DOM:	111	Style:	Hillside Bungalow
Rms Abv Gd:	7	Year Built:	2008
Bedrms:	Above: 1/Ttl: 4	Basement:	Full, Walkout
Full/Half Baths:	5/1	Bsmnt Dev:	Fully Finished See Remarks
Tot Flr SqFt:	2565.06	Total Sq M:	238.3
			New Construction: N

This Custom designed bungalow with 3 fully developed levels with stunning mountain & valley views. This amazing home has 6775 square feet of developed living area which includes a formal dining room, large living and family rooms, custom built kitchen, den, huge master bedroom retreat with a 6 piece bath and steam shower and a laundry room on the main level. There are 2 additional levels featuring media room, games room, family room, wet bar, wine cellar, 3 large bedrooms, 2 1/2 baths and Elevator access to all three levels. This a great area with Aspen Mall, the New LRT all within walking distance and only 15 min to downtown.

Directions: From inner city head west on 17th Avenue SW. Turn left or south if 77 Street SW. Home is on the right just after the well treed greenspace.
Enjoy the HD Video Link Below

Virtual Tour: <http://www.platinumhd.tv/theatre/2525-77-street-springbank-hi> Brochure: <http://www.platinumhd.tv/theatre/2525-77-street-springbank-hill-c>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:07/31/12		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	1	1	0	0	Occupancy:	Seller	Main:	238.3	2565.06
Enst Baths:		0	2	0	0	1			Uppr:		
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:	238.3	2565.06
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	www.cbe.ab.ca	Lowr:	236.0	2540.30
Fireplace:	Three Sided, Double Sided						Middle Schl:	www.cbe.ab.ca	BIGd:	155.1	1669.50
Parking:	Triple Garage Attached, Insulated, Heated						High Schl:	www.cbe.ab.ca	Total A.G:	238.3	2,565.06

Living Room:	3.9x2.7	M	Master Bdrm:	4.5x5.15	M	Recreation R8.1x4.5	L
Dining Room:	4.2x4.3	M	Bedrm 2:	3.3x5.3	L	Den 3.3x5.9	M
Kitchen:	5.4x4.6	M	Bedrm 3:	3.8x3.5	L	Game Room 7.2x4.8	L
Family Room:	7.2x4.6	M	Bedrm 4:	4.5x4.4	L	Media Room 6.0x3.8	L
Den:	4.3x3.6	M				Other 4.3x8.4	L

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2, In Floor Heat System
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas, See Remarks
Exterior:	Stucco, Stone, Vinyl	Remodel:	
Site Influen:	Hillside, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Rolling Land, Schools, Shopping	Features:	Air Conditioning-Central, Broadloom-Upgraded, Ceiling 10 ft., Closet Organizers, Exterior Walls- 2x6', Handicap Access, Insulation-Upgraded, No Animal Home, No Smoking
Goods Incl:	Air Conditioning-Central, Refrigerator, Dishwasher-Built-In, Stove-Gas, Oven-Built-In, Oven-Microwave, Garburator, Dryer, Washer, Garage Opener-2 Control	Amenities:	Full Air Conditioned, Appliances Included, Balconies, Cable TV Connection, Elevator Passenger, Exercise Room, Fireplaces, Handicap Access, Party Room, Picnic Area, N-KNW
		Restrict:	
		Goods Excl:	

Warranty: None
Front Exposure: E

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/8			
Reg Size:				

Total Lot M2:	930.0	Lot Dimen:	23.3
Frontage:	23.3	Lot Shape:	Rectangular
Depth:	40.0	Zoning:	DC (pre 1P2007)
Conform:		Cnform Yr:	
		Front Expos:	E

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 6,971 - 2011	Local Improve	