



Calgary-C-Springbank Hill
2837 77 Street SW

LP \$ 1,499,000
MLS #: C3549539

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	8	Year Built:	2004
Bedrms:	Above: 3/Ttl: 5	Basement:	Walkout
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	3223.82	Total Sq M:	299.5

Welcome to this amazing home majestically overlooking the valley with full panoramic views of the Rocky Mountains. The grand entrance features marble flooring leading to a custom open riser staircase capturing the amazing mountain views from all angles. This former showhome provides almost 4700 sq ft of living quarters featuring 3 bedrooms up with the office that can be used as a flex room. The Gourmet kitchen is a chef's delight with custom copper inlaid tiger maple cabinetry, complimented by copper flecked granite, making this a true master piece. The main floor flows from an open concept with 20 foot barrel vaulted ceilings and a leather faux fluted centre dual aspect fireplace. As you enter the second level the finishing detail continues with contoured and recessed display features, a library loft and again those panoramic views. The coffered ceiling in the master suite features a spa ensuite including dual head glass fronted shower. Enjoy the HD Video

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/2837-77-street-springbank-hi> Brochure: <http://www.platinumhd.tv/theatre/2837-77-street-springbank-hill-ca>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:60 days 02/28/13 Neg		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	1	1	0	0	Occupancy: Seller		Main:	157.1	1691.02
Enst Baths:		0	0	0	1	0			Uppr:	142.4	1532.79
Addl Rms:	Finish Levels: 3						Garage Dim: 9.14x6.71		AbGd:	299.5	3223.82
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:		Lowr:	131.6	1416.54
Fireplace:	Double Sided, Three Sided						Middle Schl:		BIGd:	131.6	1416.54
Parking:	Triple Garage Attached						High Schl:		Total A.G:	299.5	3,223.82

Living Room:	4.6x4.8	M	Master Bdrm:	5.5x3.9	U	Office	4.3x4.5	U
Dining Room:	4.4x3.5	M	Bedrm 2:	3.4x3.3	U	Bedroom	4.5x3.5	L
Kitchen:	5.7x4.3	M	Bedrm 3:	4.6x4.3	U			
Family Room:	5.2x4.5	M	Bedrm 4:					
Den:			Bedroom	4.3x4.2	L			

Bonus Room:

Flooring:	Marble, Hardwood, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas, See Remarks
Exterior:	Stucco	Remodel:	
Site Influen:	Landscaped, Not Fenced, No Back Lane, Shopping Nearby, Schools, View Mountain	Features:	Bar, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Sprinkler System-Underground, Swirlpool Bath (Jacuzzi), Vinyl Windows, Wet Bar, Ceiling 9 ft., Insulation-Fireplaces, Intercom
Goods Incl:	Refrigerator, Dishwasher-Built-In, Stove-Electric, Hood Fan, Garburator, Garage Opener-2 Control, Oven-Microwave	Amenities:	
		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:	3/5			
Reg Size:				

Total Lot M2:	1233.0	Lot Dimen:	
Frontage:	22.9	Lot Shape:	Rectangular
Depth:	53.8	Zoning:	DC (pre 1P2007)
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 8,878 - 2012	Local Improve	