



**Calgary-C-Springbank Hill**  
2849 77 Street SW

**LP \$ 2,088,000**  
MLS #: C3595293

Status:	<b>Active</b>	Type:	Residential Detached Single Family
DOM:	1	Style:	Bungalow
Rms Abv Gd:	9	Year Built:	2008
Bedrms:	Above: 3/Ttl: 4	Basement:	Walkout, Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	3299.92	Total Sq M:	306.6

Situated in one of Calgary's most prestigious neighborhoods Springbank Hill, this stunning residence exudes sensational ambiance. The estate home boasts 5450 sqft of luxurious living quarters featuring 4 spacious bedrooms and 4 bathrooms. An impeccable choice of worldly materials defines this home from 10ft ceilings on both levels to the Moroccan fossil stone fireplace & counters to the rich dark woods, featuring custom stained glass windows, stone tile & millwork. The floor to ceiling windows bathe the estate in natural light & create an ethereal, open feel with dramatic effect. Impressive gourmet kitchen with 13 top of the line appliances fit for all levels of entertaining. The upper level is complete with 2 spacious bedrooms, loft area & bathroom. The lower level features a sunken living room area with fireplace, theatre room, games/recreation room & additional bedroom. The master retreat conveniently located on main level with a gorgeous 7 piece ensuite & large walk-in closet. Enjoy the HD video Link!!

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/residential/alberta/2849-77-st> Brochure: <http://markdevernden.com/2849-77-street-sw/>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:Neg		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	0	1	0	Occupancy:	Seller	Main:	235.0	2529.22
Enst Baths:		0	0	0	1	1			Uppr:	71.6	770.70
Addl Rms:	Finish Levels: 3						Garage Dim:	10.67x7.32	AbGd:	306.6	3299.92
Fin Fpl/Rgh:	3/	Fplc Fuel: Gas Only					Elem Schl:	Battalion Park, Glenbrook	Lowr:	199.7	2149.57
Fireplace:	Three Sided, Granite Surround						Middle Schl:	A.E. Cross	BIGd:	199.7	2149.57
Parking:	Triple Garage Attached						High Schl:	Ernest Manning	Total A.G:	306.6	3,299.92

Living Room:	6.20x4.93	M	Master Bdrm:	5.38x4.88	M	Other	5.03x3.81	L
Dining Room:	4.42x3.66	M	Bedrm 2:	3.61x3.30	U		3.96x3.25	
Kitchen:	7.92x5.18	M	Bedrm 3:	3.61x3.30	U	Media Room	5.38x4.82	L
Family Room:	7.67x5.28	M	Bedrm 4:	4.62x3.61	L	Recreation	R6.91x4.98	L
Den:	4.67x3.86	M	Breakfast Nook	5.38x3.3	L			
Bonus Room:	5.03x3.81	U						

Flooring:	Hardwood, Stone, Marble	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	In Floor Heat System, Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Stucco	Remodel:	
Site Influen:	Fenced, No Back Lane, Sloping Lot, View Mountain, Fruit Trees/Shrubs, Hillside, Landscaped, Low Maintenance	Features:	Air Conditioning-Central, Deck, Patio, Sprinkler System-Underground, Wet Bar, Vaulted Ceiling, Broadloom-Upgraded, Ceiling 10 ft., Closet Organizers, Insulation-Full Air Conditioned, Appliances Included, Fenced, Fireplaces, Playground, Parking-Extra, Secured Parking, Security Door
Goods Incl:	Air Conditioning-Central, Blinds- Roll Up; Pull Down, Dryer, Dishwasher-Built-In, Garburator, Hood Fan, Hot Water Instant, Intercom, Oven-Built-In, Oven-Microwave, Refrigerators-Two, Refrigerator, Stove-Gas, Vacuum Systems, Washer	Amenities:	UTILR, R-COV
Warranty:	None	Restrict:	
Front Exposure:	E	Goods Excl:	

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/6			
Reg Size:				

Total Lot M2:	1233.0	Lot Dimen:	
Frontage:	28.8	Lot Shape:	Irregular
Depth:	39.7	Zoning:	DC
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 9,925 - 2013	Local Improve	