

3206 81 ST SW

C4085916 Incoming

LP: \$1,348,000 SP:
OP: DOM:



Class: Detached Area: Calgary
Type: Detached Zone: Zone W
Style: Bungalow Community: Springbank Hill 065
Year Built: 2006 Postal Code: T3H 5N2
LINC #: 0030289657 Condo Type: Not a Condo
Legal Plan: 0410134 Blk: 7 Lot: 5 Possession: /NEG 11/18/2016

Land Use: DC (pre 1P2007) New Hm: Tax Amt/Yr: \$9,154/2014
Title to Land: Fee Simple Local Imp Amt:
Conform Rpt: HOA: No
Restrictions: Restrictive Covenant-Building Design/Size, Utility Right Of Way, None Known Condo Fee:

Welcome to Spring Valley Estates this stunning executive bungalow has 4300 sqft of living quarters positioned on 1/3 rd of an acre backing onto a ravine. With a grand entrance leading to the great room with vaulted ceilings, 5.1 media system & cozy gas fireplace leading to your fully automated 19'x19' heated, low maintenance atrium with water feature & self-watering system. The chef's kitchen is perfect for entertaining with a breakfast bar & nook, professional appliance pkg with WOLF range, premium granite & walk-through pantry. The main floor is complete with a formal dining room & private home office & an exquisite master bedroom features a coffer ceiling, walk-in closet & 5pc ensuite with old fashioned soaker tub. Enjoy the fully developed lower level with in-floor slab heating, 7.1 media area, wet bar, games area, gym, 2 bedrooms, 4pc bath & walk-up to back yard. With only minutes to downtown, walking distance to Aspen Mall & the LRT makes the location ideal for convenience & privacy.
Directions:

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 1/3 Rms Abv: 7 F/H Baths: 2/1					
Kitchen	4.2X5.4	13'8"X17'9"	M	Dining Rm	3.4X3.6	11'3"X11'10"	M						
Living Rm	5.6X5.7	18'4"X18'9"	M	Den	4.2X3.3	13'11"X10'8"	M	Baths:	2P	3P	4P	5P	6P
Mstr Bed	3.9X5.4	12'9"X17'9"	M	Laundry	2.5X4.3	8'2"X14'1"	M	EnSt Bth:	1	0	1	0	0
Bedroom	3.9X3.5	12'9"X11'4"	L	Bedroom	3.7X4.7	12'2"X15'3"	L	Level	Mtr2:	Sq Ft			
Game Rm	5.5X4.5	18'0"X14'9"	L	Atrium	5.8X5.8	18'11"X18'11"	M	Main:	231.14	2,488			
								Upper:	231.14	2,488			
								Above Grade:	231.14	2,488			
								Lower:					
								Below Grade:	171.87	1,850			
								Total A.G.:	231.14	2,488			

Property Information

Basement: Full, See Remarks-Fully Finished Heating: Forced Air-2, In Floor Heat System Fuel: Natural Gas
 Suite: Fin FP/Rgh-In: 2 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Rectangular
 Foundation: Concrete Lot Sq M: 1,129.87 m2/ 0.28 Acres
 Exterior: Stone, Stucco Frntg X Depth: 24
 Roof Type: Asphalt Shingles Flooring: Carpet, Hardwood, Stone
 Front Exp: West
 Parking: 6/Triple Garage Attached
 Features: Air Conditioning-Central, Bar, Ceiling 10 ft., Deck, Hot Water Tank - Energy Star, Low Flow/Dual Flush Toilets, No Smoking Home, Patio, Programmable Thermostat, Skylight, Sprinkler System-Underground, Vaulted Ceiling, Wall Unit-Built-In
 Site Influences: Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
 Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Oven-Microwave, Refrigerator - Energy Star, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings-All
 Goods Excluded:
 HOA Fee Incl:

Rural

911 Address: Heating Desc: Total Acres: 0.28
 Road Access: Power Desc:
 Water Supply: Municipal Phone Desc:
 Water GPM: Sewer/Septic:
 Depth of Well: Yr Sewer Cleaned:
 Water Report Yr:
 Bus Svc:
 Nearest Town:
 School District:
 Elem School: Jr/Mid Schl:
 High School: Other School: LP/Acre: \$4,828,080.23
 School Bus:
 Directions:

Agent & Office Information

List Firm: ENGEL & VOLKERS CALGARY List Date: 10/13/2016
 Ownershp:
 Exclusion/SRR: No/No

Printed: 10/12/2016

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS) UNLESS OTHERWISE STATED.