



Calgary-C-Springbank Hill
3328 77 Street SW

LP \$ 1,349,000
MLS #: C3543849

Status:	Active	Type:	Residential Detached Single Family
DOM:	32	Style:	Hillside Bungalow
Rms Abv Gd:	4	Year Built:	2010
Bedrms:	Above: 1/Ttl: 4	Basement:	Walkout
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	2275.51	Total Sq M:	211.4

Nestled in the luxury of Elkton Pointe Estates in Springbank Hill, The Mason's stately façade envelopes an indulgent and elegant interior. Spanning over 4000 square feet, with an all season, semi-enclosed outdoor living space with fireplace, custom finishing and millwork. The main level features a gourmet kitchen with granite surfaces, onsite finished cabinetry, and an extensive premium appliance package including Sub Zero, Asko, and Wolf. The lower level offers an inviting family room with bar and wine room, and an additional 3 bedrooms that can be accessed with a Savaria elevator. Outstanding master suite with exquisite marble ensuite, rain shower and dressing room giving you an elegant spa like feeling. **Maillot Homes** SHOW HOME Hours - Saturday & Sunday 12-5pm. ADDITIONAL PLANS AND LOTS AVAILABLE TO BUILD YOUR CUSTOM DREAM HOME.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:11/15/12		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	1	1	0	Occupancy:	Show Home	Main:	211.4	2275.51
Enst Baths:		0	0	0	1	0			Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim:		AbGd:	211.4	2275.51
Fin Fpl/Rgh:	4/	Fplc Fuel: Gas Only					Elem Schl:		Lowr:	168.5	1813.73
Fireplace:	Double Sided, Mantle, Masonry						Middle Schl:		BIGd:	168.5	1813.73
Parking:	Triple Garage Attached						High Schl:		Total A.G:	211.4	2,275.51

Living Room:	18x18	M	Master Bdrm:	14x18	M
Dining Room:	16x10.8	M	Bedrm 2:	12.10x12.2	L
Kitchen:			Bedrm 3:	12.10x12.2	L
Family Room:	13.6x25.10	L	Bedrm 4:	12.4x10.2	L
Den:	12.2x15	M			

Bonus Room:

Flooring:	Hardwood, Carpet, Non-Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2, In Floor Heat System
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco, Stone, Cedar	Remodel:	
Site Influen:	Landscaped, Playground Nearby, Schools, Shopping Nearby, Public Transportation, View Mountain	Features:	Balcony, Bar, Broadloom-Upgraded, Closet Organizers, Deck, Detectors Smoke, Open Beam, Vaulted Ceiling, Wood Windows
Goods Incl:	Air Conditioning-Central, Alarm/Security System, Drapes/Curtains, Dryer, Dishwasher-Built-In, Garage Opener-2 Control, Garage Opener-1 Control, Refrigerator, Stove-Countertop Gas, Vacuum System-Roughed-In, Washer	Amenities:	
Warranty:	Builder Provides, Certified New Home Warranty Program	Restrict:	N-KNW
Front Exposure:	W	Goods Excl:	

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

Total Lot M2:	694.0	Lot Dimen:	
Frontage:	42.9	Lot Shape:	Irregular
Depth:	16.2	Zoning:	R-1
Conform:		Front Expos:	W
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 5,351 - 2012	Local Improve	