

LP: \$4,298,000 SP:  
 OP: \$4,298,000 PD:  
 DOM: 1



Class: Detached Area: Calgary  
 Type: Detached Zone: Zone CC  
 Style: 2 Storey Community: Elbow Park 005  
 Year Built: 2013 Postal Code: T2T 1X5  
 LINC #: 0013202668 Condo Type: Not a Condo  
 Legal Plan: 3605FO Blk: 90 Lot: 2 Possession: /NEG

Land Use: R-C1 New Hm: Tax Amt/Yr: \$24,818/2016  
 Title to Land: Fee Simple Local Imp Amt: 0  
 Conform Rpt: HOA: No  
 Restrictions: None Known Condo Fee:

Welcome to your new home in Elbow Park. Step into this iPad controlled, custom designed home with it's own elevator and wide oak plank flooring, walnut cabinetry, 10' ceilings, and multiple gas fireplaces. The entry is warm and inviting as you are greeted by a music room and a den. The luxury and intricate detail of every room is apparent as you walk around the library, dining room, great room and gourmet kitchen. Head up stairs and you'll see the 3 large bdrms each with it's own bthrm so privacy is never an issue. The master bedroom is palatial. Large walk-in closet and tiled 4pc ensuite, your own private 5 star hotel. The lower area of the house finishes off the entertaining space with a rec room, fitness room and media room. Are you a car collector? The 4 car garage is designed to show off your prized vehicles to your visitors. While you are entertaining, your guests will enjoy the spacious and private backyard. High fences and large patio area giving a feeling of intimacy and living on a resort

Rooms & Measurements

| Room Type  | Dim/M   | Dim/Ft      | Level | Room Type  | Dim/M   | Dim/Ft      | Level | Bedrooms A/T: 4/4 Rms Abv: 13 F/H Baths: 5/1 |        |       |    |    |   |  |
|------------|---------|-------------|-------|------------|---------|-------------|-------|--|--------|-------|----|----|---|--|
| Mstr Bed   | 6.7X5.8 | 22'0"X19'0" | U     | Bedroom    | 5.8X3.7 | 19'0"X12'0" | U     | 2P   | 3P     | 4P    | 5P | 6P |   |  |
| Bedroom    | 3.7X2.7 | 12'0"X9'0"  | U     | Bedroom    | 5.0X5.8 | 16'6"X19'0" | U     | Baths:                                       | 1      | 4     | 0  | 0  | 0 |  |
| Laundry    | 3.8X4.4 | 12'6"X14'6" | U     | Great Rm   | 5.8X6.7 | 19'0"X22'0" | M     | EnSt Bth:                                    | 0      | 0     | 0  | 0  | 1 |  |
| Library    | 5.8X4.1 | 19'0"X13'6" | M     | Dining Rm  | 5.8X3.7 | 19'0"X12'0" | M     | Level  | Mtr2:  | Sq Ft |    |    |   |  |
| Kitchen    | 5.8X6.7 | 19'0"X22'0" | M     | Bkfst Nook | 4.0X4.9 | 13'0"X16'0" | M     | Main:  | 264.31 | 2,845 |    |    |   |  |
| Dining Rm  | 5.8X4.1 | 19'0"X13'6" | M     | Bonus      | 5.8X3.7 | 19'0"X12'0" | M     | Upper:                                       | 264.31 | 2,845 |    |    |   |  |
| 2nd Den    | 5.8X3.7 | 19'0"X12'0" | M     | Media Rm   | 5.5X4.1 | 18'0"X13'6" | L     | Above Grade:                                 | 528.62 | 5,690 |    |    |   |  |
| Other      | 2.6X4.6 | 8'6"X15'0"  | L     | Rec Rm     | 5.5X5.6 | 18'0"X18'6" | L     | Lower:                                       | 130.53 | 1,405 |    |    |   |  |
| Utility Rm | 3.8X5.0 | 12'6"X16'6" | L     | Rec Rm     | 4.1X5.6 | 13'6"X18'6" | L     | Below Grade:                                 | 130.53 | 1,405 |    |    |   |  |
|            |         |             |       |            |         |             |       | Total A.G.                                   | 528.62 | 5,690 |    |    |   |  |

Property Information

Basement: Full-Fully Finished Heating: Forced Air-2, In Floor Heat System Fuel: Natural Gas  
 Suite: Suite - None Fin FP/Rgh-In: 4 Fuel: Gas Only  
 Construction: Wood Frame Lot Shape: Rectangular  
 Foundation: Concrete Lot Sq M: 664.00 m2  
 Exterior: Stone, Stucco Frntg X Depth: 19.8x33.5  
 Roof Type: Asphalt Shingles Flooring: Carpet, Hardwood  
 Front Exp: East  
 Garage Dim: 18'0" x 42'0"  
 Parking: 6/Quad or More Attached, Front Drive Access, Heated, Tandem  
 Features: Air Conditioning-Central, Bar, Ceiling 9 ft., Ceiling 10 ft., Deck, No Smoking Home, Patio, Vaulted Ceiling  
 Site Influences: Back Lane, Estate Property, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, See Remarks, Shopping Nearby, Treed Lot  
 Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Opener, Garburator, Refrigerator, Stove-Gas, Vacuum System Attachments, Window Coverings-All, Wine/Beverage Cooler  
 Goods Excluded:  
 HOA Fee Incl:

Agent & Office Information

List Firm: ENGEL & VOLKERS CALGARY List Date: 09/12/2016  
 Ownershp: Private  
 Exclusion/SRR: No/No  
 Open Houses:

| MLS@#    | Date       | Time          | Type     | Address       | Area    | Community  | Price       |
|----------|------------|---------------|----------|---------------|---------|------------|-------------|
| C4080119 | 09/15/2016 | 4:00PM-7:00PM | MLS Wide | 3403 10 ST SW | Calgary | Elbow Park | \$4,298,000 |
| C4080119 | 09/15/2016 | 4:00PM-7:00PM | Public   | 3403 10 ST SW | Calgary | Elbow Park | \$4,298,000 |

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED