



Calgary-C-Springbank Hill
3451 SPRINGBANK Drive SW

LP \$ 1,599,000
MLS #: C3617133

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	2010
Bedrms:	Above: 4/Ttl: 5	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	3599.48	Total Sq M:	334.4

****Open House Sun. May 25 2:30-5pm**** Welcome to Springbank Hill, located in one of Calgary's most sought after southwest neighborhoods. Sitting on a nearly 60 foot wide lot, backing onto a private treed area, this elegant 5 bedroom, 3.5 baths, completely redone throughout with new hardwood and paint offering over 4500 sq ft of total living space. Open main-floor plan includes a den, spacious living room & dining area & impressive kitchen, perfect for entertaining with granite counters, 2 islands, exceptional custom cabinetry & top of the line appliances. Enjoy the mountain views from the large Master Retreat and relax & rejuvenate in the ensuite spa bath with heated floors & towel rack, his & hers vanities, remote controlled blinds and dual rainfall shower. The upper-level also boasts three more large bedrooms, four-piece bath, making it an ideal family home with lots of room for guests & extended family. Lower level showcases a large family & media room with great built-ins and gas fireplace with wet bar.

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/residential/alberta/3451-sprin> Brochure: <http://markdevernden.com/3451-springbank-drive-sw/#.U1WJlygcV>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:08/15/14		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	2	0	0	Occupancy:	Seller	Main:	148.3	1596.30
Enst Baths:		0	0	0	1	0			Uppr:	186.1	2003.18
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:	334.4	3599.48
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	www.cbe.ab.ca/	Lowr:	98.2	1057.03
Fireplace:	Mantle, Corner						Middle Schl:	www.cbe.ab.ca/	BIGd:	98.2	1057.03
Parking:	Triple Garage Attached						High Schl:	www.cbe.ab.ca/	Total A.G:	334.4	3,599.48

Living Room:	16.0x15.6	M	Master Bdrm:	16.9x16.6	U
Dining Room:	15.4x13.2	M	Bedrm 2:	12.11x10.11	U
Kitchen:			Bedrm 3:	19.0x16.5	U
Family Room:	16.9x16.6	L	Bedrm 4:	12.11x11	U
Den:	2.93x4.15	M	Bedroom	12.11x11	L

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Wood, Stucco	Remodel:	
Site Influen:	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Level Land, Private Setting, Ravine View, Public	Features:	Bar, Ceiling 10 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Wall Unit-Built-In
Goods Incl:	Window Coverings-All, Washer, Dryer, Oven-Microwave, Refrigerators-Two, Garage Opener-2 Control, Garage Opener, Oven-Built-In, Hood Fan, Dishwasher-Built-In, Stove-Countertop Gas	Amenities:	
		Restrict:	R-COV, UTILR
		Goods Excl:	

Warranty: None
Front Exposure: E

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

Total Lot M2:	930.0	Lot Dimen:	
Frontage:	17.8	Lot Shape:	Irregular
Depth:		Zoning:	R-1
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 9,293 - 2013	Local Improve	