

4 De Winton Ridge RD  
W: 5 R: 1 T: 21 S: 26 Q:

C4088104 Active

LP: \$2,888,000 SP:  
OP: \$2,888,000 PD:  
CDOM: 270 DOM: 47  
Area: De Winton  
Nearest Town:  
Community: None 8888  
Postal Code: TOL OX0  
Condo Type: Not a Condo  
Possession: /NEG 01/31/2017  
LP/SF: \$858.2



Class: Detached  
Type: Detached  
Style: Bungalow  
Year Built: 1973  
LINC #: [Q030148670](#)  
Legal Plan: 0312897 Blk: 7 Lot: 10  
Land Use: CR New Hm:  
Title to Land: Fee Simple  
Conform Rpt:  
Restrictions: None Known

Tax Amt/Yr: \$7,113/2015  
Local Imp Amt: 0  
HOA: No  
Condo Fee:

Member Only Remarks: For all showings use SHOWINGTIME or TEXT Jalen at 403-390-3528. \*\*All deposits must be certified funds payable to Engel & Völkers Calgary in Trust as per clients directions\*\* Please put in section 4.3 of the purchase contract - Bank Draft. Please email all offers to mark.evernden@evcanada.com.

Welcome to DeWinton Ridge, enjoy the lifestyle choice offered by 20,000 sqft of heated indoor living space for both the equestrian or hobby enthusiast with only minutes to city amenities. This artisan constructed estate is positioned on 14.5 acres perched atop the ridge offering privacy & unobstructed views of the city & the mountains. There is another 7 acres available adding more to this amazing package and would give you almost 22 acres. This 5 bedroom, 4 bathroom, 5840 sqft rancher has been immaculately maintained and upgraded with over \$400K of development done in the lower level that was completed in 2009. There are new eves, weeping tile, 50 yr. rubber roofing, new septic system, decks and porches resurfaced with 50 yr. rubber granite coating, new hot water heaters, new A/C condensers etc. completed from 2009-2016.

Rooms & Measurements

| Room Type  | Dim/M   | Dim/Ft       | Level | Room Type  | Dim/M   | Dim/Ft       | Level | Bedrooms A/T: 3/5 Rms Abv: 11 F/H Baths: 4/0 |  |                  |  |  |  |  |  |
|------------|---------|--------------|-------|------------|---------|--------------|-------|--|--|------------------|--|--|--|--|--|
| Living Rm  | 7.6X6.7 | 25'0"X22'0"  | M     | Kitchen    | 5.0X3.4 | 16'4"X11'0"  | M     |  |  |                  |  |  |  |  |  |
| Bkfst Nook | 4.0X3.5 | 13'0"X11'4"  | M     | Dining Rm  | 4.8X4.6 | 15'10"X15'2" | M     | 2P 3P 4P 5P 6P                               |  |                  |  |  |  |  |  |
| Other      | 3.4X4.6 | 11'0"X15'0"  | M     | Utility Rm | 2.1X1.0 | 7'0"X3'2"    | M     | Baths: 0 2 0 1 0                             |  |                  |  |  |  |  |  |
| Laundry    | 3.5X3.2 | 11'4"X10'6"  | M     | Loft       | 5.8X4.1 | 19'2"X13'6"  | M     | EnSt Bth: 0 0 0 1 0                          |  |                  |  |  |  |  |  |
| Mstr Bed   | 6.2X4.9 | 20'4"X16'0"  | M     | Bedroom    | 4.2X3.9 | 13'8"X12'10" | M     | Level Mtr2: Sq Ft                            |  |                  |  |  |  |  |  |
| Bedroom    | 3.9X3.7 | 12'10"X12'0" | M     | Bedroom    | 6.2X3.7 | 20'2"X12'2"  | L     | Main: 281.59 3,031                           |  |                  |  |  |  |  |  |
| Bedroom    | 4.9X3.9 | 16'0"X12'8"  | L     |            |         |              |       |  |  | Upper: 30.94 333 |  |  |  |  |  |
|            |         |              |       |            |         |              |       | Above Grade: 312.62 3,365                    |  |                  |  |  |  |  |  |
|            |         |              |       |            |         |              |       | Lower: 230.21 2,478                          |  |                  |  |  |  |  |  |
|            |         |              |       |            |         |              |       | Below Grade: 230.21 2,478                    |  |                  |  |  |  |  |  |
|            |         |              |       |            |         |              |       | Total A.G. 312.62 3,365                      |  |                  |  |  |  |  |  |

Property Information

Basement: Full-Fully Finished Heating: Forced Air-2 Fuel: Natural Gas Paid For  
Suite: Suite - None Fin FP/Rgh-In: 3 Fuel: Gas Only  
Construction: Wood Frame Lot Shape: Other  
Foundation: Concrete Lot Sq M: 0.00 m2/ 14.53 Acres  
Exterior: Cedar, Wood Frntg X Depth:  
Roof Type: See Remarks Flooring: Carpet, Hardwood, Linoleum  
Front Exp: East  
Parking: 6/Triple Garage Attached, Quad or More Detached, RV Parking  
Features: Bar, Deck, Patio, Windows - Wood  
Site Influences: Cross Fenced, Cul-De-Sac, Estate Property, Fenced, Golf Nearby, Landscaped, Shopping Nearby, View City, View Downtown, View Mountain  
Goods Included: Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings-All  
Goods Excluded:

Rural

911 Address: Heating Desc: Paid For Total Acres: 14.53  
Road Access: Paved, Paved Driveway (to House) Power Desc:  
Water Supply: Drilled Well Phone Desc:  
Water GPM: 15 Sewer/Septic: Gravity Acres Cleared:  
Depth of Well: Yr Sewer Cleaned: Acres Cult:  
Water Report Yr: Acres Pasture:  
Bus Srvc: Acres Fenced:  
Nearest Town: Acres Irrigated:  
School District: Acres Water Rights:  
Elem School: Acres Leasehold:  
High School: Jr/Mid Schl: # Parcels:  
School Bus: Other School: LP/Acre: \$198,761.18

Agent & Office Information

List REALTOR@: [Mark D Evernden](#) mark.evernden@engelvoelkers.ca Appt: Call Lister, ShowingTime  
List Firm: ENGEL & VOLKERS CALGARY Appt Nm: Jalen 403-390-3528  
Comm: 3.5% on first 100k & 1.5% on balance of sale price Fax: 403-592-7791 List Date: 11/06/2016  
Seller: Mason Occupancy: Seller Expiry Date: 03/31/2017  
Ownership: Private Withdrawn Date:  
Exclusion/SRR: No/No

Printed: 12/23/2016

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