



Calgary-C-Springbank Hill
42 ANATAPI Lane SW

LP \$ 1,699,000
MLS #: C3576050

Status:	Active	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	12	Year Built:	1991
Bedrms:	Above: 4/Ttl: 6	Basement:	Full
Full/Half Baths:	4/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	4694.18	Total Sq M:	436.1

Come in from the floodwaters to a mountain view acreage oasis nestled in the city with private road to the exclusive homes of Anatapi Lane. This New England Farmhouse style 6,500 square foot, 6 bedroom, 4.5 bathroom home is ready for your touch. Walk in and enjoy the bright open concept floor plan with mountain and valley views from most direction of the home. Main floor features gourmet kitchen with built-in wood paneled appliances, granite counter tops, double sided fireplace, architectural spiral staircase, large office, sunken dining room with stone fireplace, gleaming hardwood floors, butler's pantry with laundry and spacious mudroom with locker storage attached to the spacious 3 car garage. Upper floor features 4 large bedrooms with a master suite capturing the mountain views through the panoramic windows accented with a beautiful stone fireplace for those cold winter nights. Enjoy the large spa like master ensuite complete with steam shower.

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/42-anatapi-lane-springbank-h> Brochure: <http://markdevernden.com/42-anatapi-lane>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	1	1	1	0	0	Occupancy: Seller		Main:	237.2	2553.22	
Enst Baths:		0	0	1	1	0			Uppr:	198.8	2139.88	
Addl Rms:	3	Finish Levels: 3					Garage Dim:		AbGd:	436.1	4694.18	
Fin Fpl/Rgh:	4/	Fplc Fuel: Gas Only					Elem Schl:	www.cbe.ab.ca	Lowr:			
Fireplace:	Stone Facing, Double Sided, Mantle							Middle Schl:	www.cbe.ab.ca	BIGd:		
Parking:	Triple Garage Attached							High Schl:	www.cbe.ab.ca	Total A.G:	436.1	4,694.18

Living Room:	5.4x8.5	M	Master Bdrm:	5.2x8.4	U	Recreation R4.6x8.2	B
Dining Room:	4.3x5.6	M	Bedrm 2:	3.3x6.7	U	Breakfast No4.1x4.6	M
Kitchen:	3.3x4.9	M	Bedrm 3:	4.6x6.1	U	Game Room 5.0x7.0	B
Family Room:	4.2x5.2	M	Bedrm 4:	3.3x5.2	U	Bedroom 3.9x4.4	B
Den:	3.3x3.4	M	Loft	2.9x3.6	U	Bedroom 3.0x3.9	B

Bonus Room:

Flooring:	Hardwood, Carpet, Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1, Forced Air-2
Roof:	Wood Shingles	Heat Fuel:	Natural Gas
Exterior:	Composition	Remodel:	See Remarks
Site Influen:	Private Setting, Cul-De-Sac, Treed Lot, View Mountain, Backs Onto Park/Trees, Environmental Reserve, Fruit	Features:	Porch, Sprinkler System-Underground, Air Conditioning-Central, Skylight, Steam Room, Swirlpool Bath (Jacuzzi), Wet Bar
Goods Incl:	Air Conditioning-Central, Dryer, Dishwasher-Built-In, Freezer, Garage Opener-2 Control, Refrigerator, Garburator, Hood Fan, Oven-Built-In, Alarm/Security System, Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings-All	Amenities:	None, Appliances Included, Fireplaces, Fenced, Parking-Extra, See Remarks, Secured Parking, Storage-In-Suite
		Restrict:	R-COV
		Goods Excl:	

Warranty: None
Front Exposure: W

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

Total Lot M2:	3990.0	Lot Dimen:	
Frontage:	76.9	Lot Shape:	Irregular
Depth:		Zoning:	DC (pre 1P2007)
Conform:		Front Expos:	W
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 9,103 - 2013	Local Improve	