



Calgary-A-Rosedale
532 ALEXANDER Crescent NW

LP \$ 1,979,000
MLS #: C3542967

Status:	Active	Type:	Residential Detached Single Family
DOM:	12	Style:	2 Storey
Rms Abv Gd:	11	Year Built:	1991
Bedrms:	Above: 4/Ttl: 5	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	3145.99	Total Sq M:	292.3

On a quiet street in the heart of Rosedale, nestled under the elm trees, rests this timeless inner city home with over 4900 square feet of fully renovated living quarters, manicured gardens and a rare charm. A custom, gourmet kitchen featuring a Subzero fridge as well as a dual temperature wine fridge, a built in Décor oven and gas stove with an English cast iron grate back splash, and burled walnut and Imbuia wood cabinetry with custom cherry inlay is the envy of any home. The home's main floor also features a formal dining room with 11 foot ceilings, a library, office and large living room. The home's 4 bathrooms feature heated tile flooring. The second floor has 4 large bedrooms and sitting area. The fully developed basement features a media room, and exercise room, and a climate controlled wine cellar. Enjoy sunrise to sunset on the Mahogany wraparound deck or peaceful walks on the extensive McHugh Bluff trail system all the way to famous Prince's Island Park. Enjoy the HD Link

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/532-alexander-crescent-nw> Brochure: <http://www.markdevernden.com>

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss: 11/30/12		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	1	1	0	0	Occupancy:	Seller	Main:	167.8	1806.41
Enst Baths:		0	1	0	0	0			Uppr:	124.4	1339.47
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:	292.3	3145.99
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Rosedale	Lowr:	165.0	1776.28
Fireplace:	Glass Door						Middle Schl:	Rosedale	BIGd:	165.0	1776.28
Parking:	Double Garage Detached						High Schl:		Total A.G:	292.3	3,145.99

Living Room:	4.04x3.13	M	Master Bdrm:	5.65x3.78	U	Bedroom	3.71x3.7	L
Dining Room:	5.07x3.56	M	Bedrm 2:	3.4x3.42	U	Breakfast No4.	7.2x3.51	M
Kitchen:	4.63x3.34	M	Bedrm 3:	3.86x3.53	U	Media Room	7.18x4.93	L
Family Room:	5.48x5.2	M	Bedrm 4:	3.66x2.97	U	Recreation R4.	2x3.9	L
Den:	3.88x2.65	M	Library	4.53x3.37	M	Other	2.83x1	U

Bonus Room:

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-2
Roof:	Cedar Shakes	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	Corner, Flat Site, Fruit Trees/Shrubs, Paved Lane, Landscaped, Playground Nearby, Shopping Nearby, Public	Features:	Air Conditioning-Central, Deck, Wall Unit-Built-In, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Tub, Porch, Sprinkler System-Underground
Goods Incl:	Refrigerators-Two, Dishwasher-Built-In, Garburator, Oven-Microwave, Alarm/Security System, Garage Opener-2 Control, Stove-Gas, Vacuum Systems, Washer, Dryer, Window Coverings-All	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	586.0	Lot Dimen:	
Frontage:	22.0	Lot Shape:	Pie Shaped
Depth:	36.6	Zoning:	R-C1
Conform:		Front Expos:	S
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 11,961 - 2012	Local Improve	239