

LP: \$708,000 SP:
 OP: \$759,000 PD:
 CDOM: 95 DOM: 95
 Area: Calgary
 Zone: Zone W
 Community: Springbank Hill 065
 Postal Code: T3H 4J7
 Condo Type: Not a Condo
 Possession: /Neg 12/21/2015
 LP/SF: \$341.5



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 1999
 LINC #: [0027664151](#)
 Legal Plan: 9812853 Blk: 10 Lot: 3

Land Use: R-1 New Hm:
 Title to Land: Fee Simple
 Conform Rpt:
 Restrictions: None Known

Tax Amt/Yr: \$4,177/2015
 Local Imp Amt:
 HOA: Yes/\$200/Annually
 Condo Fee:

Member Only Remarks: For all showings TEXT Mark 403-829-3776 **All deposits must be certified funds payable to Engel & Völkers Calgary in Trust as per clients directions** Please put in section 3.1 of the purchase contract - Certified funds. Please email all offers to mark.evernden@evcanada.com

Beautiful, panoramic, ridge & mountain views in this well cared for 2-storey in Springbank Hill. Situated on a reverse pie lot, this 3 bdrm + 2.5 bath home features maple hardwood on main, separate dining area for entertaining guests, laundry area, large family room with gas fireplace, functional built-ins, and overhead stereo speakers. Generous kitchen showcases large island with raised breakfast bar, black appliances, custom wood cabinetry, corner pantry & separate breakfast nook. Upper level features large bonus room over the double garage with attached shelving, perfect for an office/study. Spacious master bedroom features walk-in closet, south-facing window allowing lots of natural light, and ensuite spa bath with soaker tub & standup shower. Two more bedrooms and 4-pc bath round out the top floor. Walkout basement is roughed in for plumbing & drywalled, just awaiting your own personal touches! Close to great schools, Westside Rec Cente, shopping, dining, walking paths of Griffith Woods and more.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/3 Rms Abv: 7 F/H Baths: 2/1						
Kitchen	5.3X4.5	17'6"X14'10"	M	Living Rm	4.3X3.1	14'1"X10'2"	M	Baths:	2P	3P	4P	5P	6P	
Dining Rm	4.3X2.9	14'1"X9'7"	M	Mstr Bed	4.6X3.7	15'0"X12'0"	U	EnSt Bth:	1	0	1	0	0	
Bedroom	3.8X2.7	12'4"X9'0"	U	Bedroom	2.7X3.7	9'0"X12'0"	U		0	0	1	0	0	
Bonus	5.5X4.6	18'0"X15'1"	U											
								Level	Mtr2:	Sq Ft				
								Main:	85.50	920				
								Upper:	107.08	1,153				
								Above Grade:	192.59	2,073				
								Lower:						
								Below Grade:						
								Total A.G.	192.59	2,073				

Property Information

Basement: Walkout-Partly Finished Heating: Forced Air-1 Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Reverse Pie
 Foundation: Concrete Lot Sq M: 698.00 m2
 Exterior: Vinyl Frntg X Depth: 19.5x52.5
 Roof Type: Asphalt Shingles Flooring: Carpet, Hardwood
 Front Exp: North
 Parking: 4/Double Garage Detached
 Features: Deck, Patio, Wall Unit-Built-In
 Site Influences: Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View Mountain
 Goods Included: Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings-All
 Goods Excluded:
 HOA: Yes/\$200/Annually
 HOA Fee Incl: Landscape and Snow Removal, See Remarks

Agent & Office Information

List REALTOR®: [Mark Evernden](#) mark.evernden@engelvoelkers.com Appt: Call Lister, Must Confirm Appointment
 List Firm: ENGEL & VOLKERS CALGARY Appt Nm: Mark 403-829-3776
 Comm: 3.5% first \$100k & 1.5% BOSP Fax: 403-592-7791 List Date: 11/26/2015
 Seller: Silovs / Robichaud Occupancy: Seller Expiry Date: 03/31/2016
 Ownershp: Private Withdrawn Date:
 Exclusion/SRR: No/No