

LP: \$3,298,000 SP:
 OP: \$3,888,000 PD:
 CDOM: 185 DOM: 185
 Area: Calgary
 Zone: Zone NW
 Community: Collingwood 418
 Postal Code: T2L 0P3
 Condo Type: Not a Condo
 Possession: /Neg 08/31/2016
 LP/SF: \$713.1



Class: Detached
 Type: Detached
 Style: 2 Storey
 Year Built: 2005
 LINC #: [0020333712](#)
 Legal Plan: 466JK Blk: 3 Lot: 5

Land Use: R-C1 New Hm: Tax Amt/Yr: \$15,018/2015
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: No
 Restrictions: None Known Condo Fee:

Member Only Remarks: MUST HAVE 24HRS notice for all showings and LISTING AGENT MUST BE PRESENT. Please use SHOWTIME or TEXT Justyna at 403-472-5330 or Jalen at 403-390-3528. **All deposits must be certified funds payable to Engel & Volkers 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

Nestled at a beautiful lot in the heart of desirable Foothills Estates this magnificent home was masterfully designed by Marvin DeJong of DeJong Design & Associates with interior design elements by McIntyre Bills to reflect an old-world European estate. A truly unique property, this Nouveau Tudor-style home offers over 6800 square feet of luxury inner city living, complete with 5 bedrooms and 5.5 bathrooms. Exquisitely designed features include a dramatic custom stone fireplace, unique natural stone counter tops, an expanse of custom woodwork, soaring vaulted ceilings, elegantly designed bedrooms & custom finishes throughout. Built with entertainment in mind, this home features an elegant formal dining and living area adjacent to the butler's pantry, a grand gourmet kitchen with restaurant grade appliances....

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T:	4/5 Rms Abv:	12 F/H Baths:	5/1		
Den	4.7X3.5	15'4"X11'6"	M	Family Rm	7.5X5.3	24'8"X17'4"	M		2P	3P	4P	5P	6P
Living Rm	4.2X5.3	13'10"X17'4"	M	Kitchen	6.5X4.4	21'2"X14'4"	M	Baths:	1	1	0	1	0
Dining Rm	4.9X4.3	16'0"X14'0"	M	Bkfst Nook	3.9X3.8	12'8"X12'4"	M	EnSt Bth:	0	0	2	0	1
2nd Ktchn	4.5X3.1	14'8"X10'0"	M	Mstr Bed	6.3X4.3	20'8"X14'2"	U	<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
Bedroom	4.4X3.5	14'4"X11'4"	U	Bedroom	4.4X3.4	14'6"X11'0"	U	Main:	233.56	2,514			
Bedroom	4.6X3.4	15'0"X11'0"	U	Play Rm	5.4X3.9	17'10"X12'9"	L	Upper:	196.03	2,110			
Bedroom	4.7X3.9	15'6"X12'8"	L	Media Rm	4.6X4.4	15'0"X14'4"	L	Above Grade:	429.68	4,625			
Rec Rm	5.2X4.4	17'0"X14'6"	L	2nd FR	5.2X4.5	17'0"X14'8"	L	Lower:	203.18	2,187			
Other	6.2X2.3	20'4"X7'8"	M					Below Grade:	203.18	2,187			
								Total A.G.	429.68	4,625			

Property Information

Basement: Full-Fully Finished Heating: Forced Air-1, In Floor Heat System Fuel: Geo Thermal, Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 6 Fuel: Gas Only, Wood Only
 Construction: Wood Frame Lot Shape: Square
 Foundation: Concrete Lot Sq M: 790.00 m2
 Exterior: Stone, Stucco, Wood Frntg X Depth: 20.4x38.7
 Roof Type: Asphalt Shingles Flooring: Carpet, Hardwood, Non-Ceramic Tile
 Front Exp: West
 Garage Dim: 26'8" x 26'2"
 Parking: 5/Triple Garage Attached
 Features: Air Conditioning-Central, Balcony, Bar, Barbecue-Built-In, Ceiling 10 ft., Deck, Open Beam, Patio, Steam Room, Wall Unit-Built-In, Windows - Wood
 Site Influences: Cul-De-Sac, Estate Property, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby, Treed Lot, View Mountain
 Goods I Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All, Wine/Beverage Cooler
 Goods Excluded:

Agent & Office Information

List REALTOR®: [Mark D Evernden](#) mark.evernden@engelveolkers.ca Appt: Call Lister, ShowingTime
 List Firm: ENGEL & VOLKERS CALGARY Appt Nm: Justyne 403-472-5330
 List REALTOR® 2: Justyna Lis justyneleh@gmail.com Phone: (403) 829-3776
 List Firm 2: ENGEL & VOLKERS CALGARY List REALTOR® 3:
 Comm: 3.5% on first 100k & 1.5% on balance of sale price Fax: 403-592-7791 List Date: 06/21/2016
 Seller: Collins Occupancy: Seller Expiry Date: 03/31/2017
 Ownershp: 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.