



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
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 Cell: 403-829-3776
 140 - 215, 9 AVENUE SW

132 WATERSIDE CO

C4162880 Active

LP: \$4,998,000

W:5 R:2 T:25 S:18 Q:Southeast



Class:	Detached	Area:	DOM: 5 Rural Rocky View County
Type:	Detached	Zone:	
Style:	2 Storey	Community:	Watermark
Year Built:	2013	Postal Code:	T3L 2N6
LINC:	0035155341	Condo Type:	Not a Condo
Legal Plan:	1210765 Blk: 1 Lot: 48	Possession:	05/30/2018 NEG
Land Use Code	DC141	Taxes:	\$16881/2017
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	True/225/Monthly
Restrictions:	None Known	Condo Fee:	

Welcome home, 25 min. from downtown Calgary, this 8800 sqft 7 bed 9 bath home complete w/ annexed full service staff quarters will impress the most discerning family. Mediterranean designed exterior infused w/ Roman influences, this gated estate, complete w/ perimeter fencing & retaining walls, offers privacy in the affluent community Watermark at Bearspaw. Positioned perfectly to maximize unobstructed pond & mountain views, tranquility is bountiful w/ mature landscaping valued over \$650K; the picturesque estate is the epitome of prestige. Luxurious comfort w/ a state-of-art automation system valued over \$200K installed by nationally acclaimed & award winning Home Concepts. The security system is comprehensive w/ 360-degree perimeter camera coverage, contact & glass breaks, motion & flood sensors, & monitored smoke detectors. The opulence of the extensive lighting package, 13-output audio source & 8 HD video sources & multi zoned irrigation system reinforces the thoughtful customization w/i the home.

Living Rm	19'11" x 19'5"	M	Office	14'4" x 13'11"	M	Bedrooms:	Above: 5 /Ttl:7	Baths:	Full: 7 Half: 2
Dining Rm	16'0" x 13'5"	M	Kitchen	16'5" x 13'11"	M		2Pc 3Pc 4Pc 5Pc 6Pc		
Dining Rm	17'6" x 11'11"	M	Atrium	18'9" x 13'5"	M	Bathrooms:	2	0	0
Other	17'9" x 9'0"	L	Other	11'4" x 5'5"	L	Ensuite:	0	5	1
Hobby Rm	14'10" x 13'5"	L	Rec Rm	14'1" x 13'1"	L	Level	SqMtr	SqFt	
Family Rm	19'3" x 18'10"	L	Media Rm	21'3" x 17'0"	L	Main:	279.3	3006.00	
Bedroom	17'6" x 12'5"	L	Bedroom	13'4" x 12'9"	L	Upper:	237.3	2554.00	
Bedroom	14'3" x 12'8"	M	Mstr Bed	18'2" x 15'7"	U	AbGd:	516.5	5560.00	
Bedroom	13'11" x 12'5"	U	Bedroom	14'5" x 13'11"	U	Lowr:	301.8	3249.00	
Bedroom	14'7" x 13'5"	U	Laundry	9'7" x 6'5"	U	Total A.G.:	516.5	5560.00	

Basement:	Full, Walkout/Walk Up/Fully Finished	Heating:	Forced Air-1, Forced Air-2,	Fuel:	Natural Gas
Suite:	Suite - Legal	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	0		
Exterior:	Brick, See Remarks, Stucco, Wood	Frntg x Depth:			
Roof Type:	See Remarks	Flooring:	Hardwood		
Front Exp:	North				
Parking:	Encl: 5 Total: 8 Quad or More Attached	Garage Dim:			
Features:	Air Conditioning-Central, Balcony, Bar, Barbecue-Built-In, Ceiling 9 ft., Ceiling 10 ft., Deck, Insulation-Upgraded, Patio, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl				
Goods Included:	Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power (Furnace), Oven-Built-In, Refrigerator, Stove-Gas, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:	Amenities Associated With HOA/Condo, Landscape and Snow Removal				



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911 Address:
Road Access: Paved, Paved Driveway (to House), Se
Water Supply: Municipal
Water GPM:
Depth of Well:
Water Report Yr:
Nearest Town: Calgary
Directions:

Heating Desc: Paid For
Power Desc: Paid For
Phone Desc: Paid
Sewer/Septic: Municipal/Community
Yr Sewer Cleaned

Total Acres: 0.79
Acres Cleared:
Acres Irrigated:
Acres Water Rgt
Acres Leasehold
Parcels:
LP/Acre: 6,318,584.0

Listed By: ENGEL & VOLKERS CALGARY

List Date: February 21, 2018



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Rural Rocky View County - Watermark

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New Listing

February 21, 2018

Status

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