



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

1700 96 AV SW

C4133232 Active

LP: \$6,889,000



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 117 Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone S
<b>Style:</b>	2 Storey	<b>Community:</b>	Pump Hill
<b>Year Built:</b>	1986	<b>Postal Code:</b>	T2V 5E5
<b>LINC:</b>	0015381189	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	8111854	<b>Possession:</b>	NEG
<b>Blk:</b>	17	<b>Lot:</b>	59
<b>Land Use Code</b>	R-C1L	<b>Taxes:</b>	\$23740/2014
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	Restrictive Covenant-Building Design/Size, Utility Right Of Way	<b>Condo Fee:</b>	

An exquisite property nestled in the prestigious community of Pump Hill. This 13,000 sqft home offers luxury and elegance, accommodating with 5 bdrms and 4.5 bthms. This rare find is just 10 mins outside of downtown, and features a stunningly landscaped & gated lot, which sits on just under an acre. Upon entering this architectural masterpiece you will be greeted by a foyer that boasts cathedral ceilings and immaculate tile work. This house features an impressive stone fireplace that will draw your attention up to the exposed wood beams, which seamlessly ties in the rustic woods in the room. You will also notice a recently updated kitchen complete with high-end appliances, transitioning into the formal living and dining rooms. Upstairs is a master suite perfect for retreating to after a hard day, along with a huge office, den and library.

<b>Living Rm</b>	34'1" x 20'4"	M	<b>Dining Rm</b>	22'11" x 15'5"	M	<b>Bedrooms:</b>	Above: 3 /Ttl:5	<b>Baths:</b>	Full: 3 Half: 3
<b>Kitchen</b>	15'8" x 13'5"	M	<b>Bkfst Nook</b>	20'0" x 13'5"	M		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Den</b>	27'2" x 22'11"	U	<b>Library</b>	19'8" x 19'0"	U	<b>Bathrooms:</b>	3	0	1
<b>Great Rm</b>	47'2" x 28'2"	M	<b>Family Rm</b>	32'9" x 21'7"	L	<b>Ensuite:</b>	0	0	0
<b>Game Rm</b>	29'10" x 16'4"	L	<b>Media Rm</b>	19'8" x 12'9"	L	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Mstr Bed</b>	20'11" x 19'8"	U	<b>Bedroom</b>	16'0" x 15'8"	M	<b>Main:</b>	447.9	4821.00	
<b>Bedroom</b>	16'0" x 15'8"	M	<b>Bedroom</b>	15'8" x 15'1"	L	<b>Upper:</b>	326.7	3517.00	
<b>Bedroom</b>	15'8" x 15'1"	L				<b>AbGd:</b>	774.6	8338.00	
						<b>Lowr:</b>	442.0	4758.00	
						<b>Total A.G.:</b>	774.6	8338.00	

<b>Basement:</b>	Full, Walkout/Fully Finished	<b>Heating:</b>	Forced Air-2, In Floor Heat	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	3,600		
<b>Exterior:</b>	Brick, Stucco	<b>Frntg x Depth:</b>	82x44		
<b>Roof Type:</b>	Clay Tile	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood		
<b>Front Exp:</b>	South				
<b>Parking:</b>	Encl: 4 Total: 8 Quad or More Attached	<b>Garage Dim:</b>			
<b>Features:</b>	Air Conditioning-Central, Balcony, Bar, Ceiling 9 ft., Dance Floor, Deck, Open Beam, Patio, Sauna, Steam Room, Vaulted Ceiling, Wall Unit-Built-In				

**Goods Included:** Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings-All, Wine/Beverage Cooler

**Goods Excluded:**

**HOA Fee Incl:**

<b>911 Address:</b>		<b>Heating Desc:</b>		<b>Total Acres:</b>	0.89
<b>Road Access:</b>		<b>Power Desc:</b>		<b>Acres Cleared:</b>	
<b>Water Supply:</b>	Municipal	<b>Phone Desc:</b>		<b>Acres Irrigated:</b>	
<b>Water GPM:</b>		<b>Sewer/Septic:</b>		<b>Acres Water Rgt</b>	
<b>Depth of Well:</b>		<b>Yr Sewer Cleaned</b>		<b>Acres Leasehold</b>	
<b>Water Report Yr:</b>				<b># Parcels:</b>	
<b>Nearest Town:</b>				<b>LP/Acre:</b>	7,743,929.8
<b>Directions:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: August 18, 2017



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**New Listing**  
**Price Increase**

August 18, 2017  
 October 02, 2017

Status  
 ListPrice

5898000.00

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 6889000

