



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
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 140 - 215, 9 AVENUE SW

2 FORTRESS RI SW

C4137448 Active

LP: \$1,689,000



Class:	Detached	Area:	DOM: 62 Calgary
Type:	Detached	Zone:	Zone W
Style:	Bungalow	Community:	Springbank Hill
Year Built:	2006	Postal Code:	T3H 4Z2
LINC:	0030482450	Condo Type:	Not a Condo
Legal Plan:	0411568	Possession:	60 Days NEG
	Blk: 15 Lot: 8		
Land Use Code	R-1	Taxes:	\$9491/2017
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	Encroachment, None Known, Utility Right Of Way	Condo Fee:	

This California style dream bungalow is situated on an estate corner lot. This elegant home features over 5,300 sq ft of living quarters, 5 bdrms, & 6 bthrms. The unique exterior features a water feature, extensive stone & stucco, heated 3-car garage, & a grand staircase leading to a custom entrance door complemented by an elegant turret wrap around deck. Entering the home, the grand open floor plan welcomes you w/ plenty of natural light. The main floor boasts a chef's kitchen w/ a massive 15 ft granite island, 2 gas range stovetops, Viking commercial fridge/freezer, Gaggenau cappuccino maker, 2 Bosch dishwashers, 2 Viking ovens, & wine cooler; perfect for creating exquisite meals for friends/family. The spacious Master Suite is the perfect retreat w/ a stunning ravine view from the main level. It features a floor to ceiling f/p, spa-like 5 piece ensuite w/ a digital Kohler steam/body/rain shower, air jet tub, & walk-in closet (see additional remarks).

Mstr Bed	16'0" x 16'0"	M	Bedroom	14'0" x 12'0"	M	Bedrooms:	Above: 3 /Ttl:5	Baths:	Full: 4 Half: 2
Bedroom	15'0" x 12'0"	M	Great Rm	21'6" x 16'0"	M		2Pc 3Pc 4Pc 5Pc 6Pc		
KT Eating	27'0" x 17'0"	M	Dining Rm	12'6" x 15'0"	M	Bathrooms:	2 0 0 0 0		
Den	11'6" x 12'0"	M	Media Rm	15'0" x 18'0"	L	Ensuite:	0 0 1 3 0		
Other	13'0" x 16'0"	L	Bedroom	14'6" x 12'0"	L	Level	SqMtr	SqFt	
Bedroom	13'0" x 12'0"	L	Rec Rm	21'6" x 16'0"	L	Main:	280.4	3018.00	
Laundry	8'0" x 14'6"	M				Upper:	280.4	3018.00	
						AbGd:	280.4	3018.00	
						Lowr:	196.6	2116.00	
						Total A.G.:	280.4	3018.00	

Basement:	Full, Walkout, See Remarks/Fully Finis	Heating:	Forced Air-1, In Floor Heat	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Other		
Foundation:	Concrete	Lot Sq M:	1,220		
Exterior:	Stone, Stucco	Frntg x Depth:			
Roof Type:	See Remarks	Flooring:	Carpet, Hardwood, Non-Ceramic Tile, See Rr		
Front Exp:	Southeast				
Parking:	Encl: 3 Total: 6 Triple Garage Attached,	Garage Dim:	36'0x23'0		
Features:	Air Conditioning-Central, Balcony, Bar, Ceiling 10 ft., Deck, No Smoking Home, Patio, Programmable Thermostat, Swirlpool Bath (Jacuzzi), Vaulted Ceiling, Wall Unit-Built-In				
Goods Included:	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Stove-Countertop Gas, Window Coverings-All, Wine/Beverage Cooler				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: September 13, 2017



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New Listing
 Price Decrease

September 13, 2017
 November 10, 2017

Status
 ListPrice

1719000.00

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 1689000

