



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

**2 FORTRESS RI SW**

**C4137448 Active**

**LP: \$1,719,000**



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

**DOM:** 7

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).

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

<b>Basement:</b>	Full, Walkout, See Remarks/Fully Finis	<b>Heating:</b>	Forced Air-1, 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>	Other		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	1,220		
<b>Exterior:</b>	Stone, Stucco	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	See Remarks	<b>Flooring:</b>	Carpet, Hardwood, Non-Ceramic Tile, See Rr		
<b>Front Exp:</b>	Southeast	<b>Garage Dim:</b>	36'0x23'0		
<b>Parking:</b>	Encl: 3 Total: 6 Triple Garage Attached,				
<b>Features:</b>	Air Conditioning-Central, Balcony, Bar, Ceiling 10 ft., Deck, No Smoking Home, Patio, Programmable Thermostat, Swirlpool Bath (Jacuzzi), Vaulted Ceiling, Wall Unit-Built-In				
<b>Goods Included:</b>	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

September 13, 2017 Status

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