



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

3032 2 ST SW

C4133584 Active

LP: \$4,198,800



Class:	Detached	Area:	DOM: 2 Calgary
Type:	Detached	Zone:	Zone CC
Style:	2 Storey	Community:	Roxboro
Year Built:	2015	Postal Code:	T2S 1T3
LINC:	0019553180	Condo Type:	Not a Condo
Legal Plan:	1290AJ	Possession:	10/31/2017 NEG
Blk:	56	Lot:	23
Land Use Code	R-C1	Taxes:	\$15602/2017
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

Completed in 2015, this exclusive custom 5,418 sqft home is tucked away on the most inviting street w/i Roxboro. This 5 bdrm 6 bthrm home, fully enveloped in brick w/ sandstone accents & surrounded by lush vegetation, offers unparalleled charm. A front veranda w/ Italian porcelain tile gracefully leads your guests to the custom entry door introducing the craftsmanship & attention to detail thru out this home. The grand foyer w/ 10' ceilings & crystal chandelier greet each guest w/ elegance. The formal dining room w/ butler's pantry is the perfect space to host your extended family dinners. Need tranquility, a formal study w/ stunning millwork, a herringbone finished f/p, & an abundance of natural light is the perfect setting for an afternoon read. The chef-inspired kitchen continues to amaze you w/ custom cabinetry, granite countertops, mother-of-pearl backsplash, & Miele appliances incl. both fridges, freezer, 3 dishwashers, convection, steam, & microwave ovens w/ an exclusive French La Cornue gas range.

Bkfst Nook	12'0" x 11'0"	M	Great Rm	17'6" x 17'8"	M	Bedrooms:	Above: 3 /Ttl:5	Baths:	Full: 6
Kitchen	23'5" x 11'2"	M	Dining Rm	15'1" x 14'1"	M		2Pc	3Pc	4Pc
Hobby Rm	12'10" x 15'0"	M	Other	10'1" x 5'0"	M	Bathrooms:	0	1	0
Other	5'1" x 5'0"	M	Other	7'7" x 7'2"	M	Ensuite:	0	2	2
Bedroom	12'6" x 14'0"	U	Laundry	5'8" x 5'8"	U	Level	SqMtr	SqFt	
Bedroom	12'6" x 14'0"	U	Mstr Bed	18'6" x 14'8"	U	Main:	173.9	1872.00	
Living Rm	14'2" x 11'0"	U	Bedroom	11'10" x 15'4"	L	Upper:	161.8	1742.00	
Bedroom	11'10" x 15'4"	L	Rec Rm	21'4" x 17'4"	L	AbGd:	161.8	1742.00	
Storage	10'4" x 12'4"	L	Other	7'6" x 7'8"	L	Lowr:	167.6	1804.00	
						Total A.G.:	335.8	3614.00	

Basement:	Full/Fully Finished	Heating:	Forced Air-2, In Floor Heat	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	587		
Exterior:	Brick, See Remarks	Frntg x Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood, Non-Ceramic Tile, See Rt		
Front Exp:	West				
Parking:	Encl: 3 Total: 5 Triple Garage Detached	Garage Dim:	21'6x32'0		
Features:	Air Conditioning-Central, Balcony, Bar, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Sprinkler System-Underground, Steam Room, Wall Unit-Built-In				
Goods Included:	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Stove-Gas, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: September 06, 2017



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New Listing

September 06, 2017 Status

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