



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

31196 TWP RD 251A

C4135384 Active

LP: \$1,798,000

W:5 R:3 T:25 S:11 Q:Northwest



Class:	Detached	Area:	DOM: 3 Rural Rocky View County
Type:	Detached	Zone:	
Style:	2 Storey	Community:	Springbank
Year Built:	2013	Postal Code:	T3Z 1E6
LINC:	0025922600	Condo Type:	Not a Condo
Legal Plan:	9410350	Blk:	
		Lot:	1
Possession:			NEG
Land Use Code	CRES	Taxes:	\$8631/2016
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

Welcome to the incredible views of Springbank Links! Enjoy outer city living just a short drive from downtown and minutes from Calgary city limits. Coming down the driveway you will be blown away by this immaculate 6 bdrm, 6 bthrm property. It sits on a private ravine & showcases breathtaking views of the city & mountains, while boasting over 6,339 sqft of living quarters. As you enter the grand foyer, you will notice extra high ceilings, beautifully lit & complimented w/ large windows. The entrance seamlessly transitions to the spacious kitchen & great room, featuring 10ft ceilings, an oversized granite island, high end appliances, butlers pantry & large windows that open up the room & make a perfect space for entertaining. The upper living quarters boasts a master suite that radiates elegance, with a personal transition space to the walk in closet & the modern bathroom, complete w/ his & hers sinks, generously sized shower & soaker bath overlooking the valley & city views. The upper floor also offers...

Great Rm	13'10" x 19'0"	M	Dining Rm	10'11" x 19'0"	M	Bedrooms:	Above: 5 /Ttl:6	Baths:	Full: 6
Kitchen	17'0" x 15'5"	M	Den	13'0" x 13'5"	M		2Pc	3Pc	4Pc
2nd FR	13'0" x 19'0"	B	Game Rm	10'11" x 19'0"	B	Bathrooms:	0	1	2
Media Rm	14'11" x 20'7"	B	Bedroom	12'10" x 11'11"	B	Ensuite:	0	2	0
Other	12'6" x 10'11"	B	Bedroom	10'11" x 11'9"	U	Level	SqMtr	SqFt	
Bedroom	11'5" x 11'9"	U	Bedroom	13'6" x 11'11"	U	Main:	174.7	1880.00	
Bedroom	12'0" x 13'6"	U	Laundry	12'1" x 6'11"	U	Upper:	266.5	2869.00	
Mstr Bed	13'11" x 18'5"	U				AbGd:	266.5	2869.00	
						Lowr:	147.7	1590.00	
						Total A.G.:	461.6	4969.00	

Basement:	Full, Walkout/Fully Finished, Suite	Heating:	Forced Air-2, In Floor Heat	Fuel:	Natural Gas
Suite:	Suite - Legal	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Other		
Foundation:	Concrete Slab	Lot Sq M:	0		
Exterior:	Asphalt Shingles, Stone, Stucco, Wood	Frntg x Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Hardwood		
Front Exp:	West				
Parking:	Encl: 4 Total: 8 Quad or More Attached	Garage Dim:			
Features:	Balcony, Bar, Barbecue-Built-In, Ceiling 10 ft., Deck, Insulation-Upgraded, Sprinkler System-Fire, Wall Unit-Built-In				
Goods Included:	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Stove-Countertop Gas, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All, Wine/Beverage Cooler				

Goods Excluded:
 HOA Fee Incl:

911 Address:		Heating Desc:	Paid For	Total Acres:	5.50
Road Access:	Gravel, Gravel Driveway (to House)	Power Desc:	Certified Volts & Amps, Meter-Cleared	Acres Cleared:	
Water Supply:	Co-Operative	Phone Desc:	Paid	Acres Irrigated:	
Water GPM:		Sewer/Septic:	Septic Tank & Field	Acres Water Rgt	
Depth of Well:		Yr Sewer Cleaned		Acres Leasehold	
Water Report Yr:				# Parcels:	
Nearest Town:	Calgary			LP/Acre:	326,909.09
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: September 06, 2017



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Rural Rocky View County - Springbank

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New Listing

September 06, 2017 Status

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