



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

44 Lott Creek LD

C4172169 Active

LP: \$1,389,900

W:5 R:2 T:24 S:5 Q:Southwest



Class: Detached
Type: Detached
Style: Bungalow
Year Built: 2008
LINC: 0030224430
Legal Plan: 0313344 **Blk:** **Lot:**
Land Use Code: R-1
Title to Land: Fee Simple
Conform Rpt:
Restrictions: Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way

Area: Rural Rocky View County
Zone:
Community: Lott Creek Estates
Postal Code: T3Z 3V4
Condo Type: Bare Land
Possession: 30 Days Negotiable

DOM: 2
Taxes: \$5757/2017
Local Imp Amt: 0
HOA:
Condo Fee: 180/Monthly

WOW, WOW, AND WOW! Once you see this quintessential home, you'll believe dreams do come true! This sophisticated bungalow home boasts over 4,100 sqft of total living quarters; there is enough room for all your family. Admire the extensive Swarovski chandeliers throughout as you enter the home. The exquisite main floor open in layout, has a large living room that boasts a Travertine tile floor-to-ceiling fireplace, a neighboring traditional dining room, walnut hardwood & 12' ceilings. The Chef's kitchen is glistening with SW exp. sunlight complimented by full height cabinetry, granite counter-tops, high-end stainless-steel appliances, & a bright breakfast nook with golf course views. The master bdrm is spoiled with 7-pc ensuite including a jetted tub, steam shower, in-floor heating & 2 walk-in closets. The main floor flex/den room can be used as an add'l bdrm. The walk-out lower level offers an expansive recreational area, with 2 large bdrms, each with their own walk-in closet & ensuite.

Living Rm	18'3" x 14'0"	M	Dining Rm	14'9" x 10'10"	M	Bedrooms:	Above: 2 /Ttl:4	Baths:	Full: 4
Kitchen	16'4" x 13'11"	M	Bkfst Nook	11'9" x 6'0"	M		2Pc	3Pc	4Pc
Laundry	7'9" x 6'0"	M	Mstr Bed	20'7" x 14'11"	M	Bathrooms:	0	0	3
Bedroom	14'3" x 12'7"	M	Other	13'7" x 6'3"	M	Ensuite:	0	0	0
Rec Rm	22'4" x 13'3"	L	Family Rm	22'1" x 16'4"	L	Level	SqMtr	SqFt	
Bedroom	18'2" x 11'6"	L	Bedroom	18'1" x 17'1"	L	Main:	202.7	2182.00	
Storage	8'11" x 7'6"	L	Storage	12'0" x 6'6"	L	Upper:	202.7	2182.00	
Utility Rm	15'7" x 8'1"	L				AbGd:	202.7	2182.00	
						Lowr:	183.2	1972.00	
						Total A.G.:	202.7	2182.00	

Basement: Walkout/Walk Up/Fully Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Stucco
Roof Type: Asphalt Shingles
Front Exp: North
Parking: Encl: 3 Total: 7 Triple Garage Attached, **Garage Dim:** 37'4x23'11
Features: Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Patio, Vacuum System-Roughed-In, Wall Unit-Built-In, Windows - Vinyl
Goods Included: Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Water Softener
Goods Excluded:
HOA Fee Incl:

Condo Name: Z-name Not Listed
Management: Simcoe Mgmt - 403-234-0166
Total Units:
Post Tension:
Condo Fee Incl: Landscape and Snow Removal, See Remarks

Parking Type:
Stall:
Storage Type:
Locker #:

Floor #:
End Unit:
Balcony:
Registered Size: 1070.00SqM/11517.4SqFt
Size Includes: Land

Amenities:
Restrictions: Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way



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911 Address:
Road Access: Paved, Paved Driveway (to House)
Water Supply: Municipal
Water GPM:
Depth of Well:
Water Report Yr:
Nearest Town: Calgary
Directions:

Heating Desc: Paid For
Power Desc: Public System
Phone Desc: Paid
Sewer/Septic: Municipal/Community
Yr Sewer Cleaned

Total Acres: 0.26
Acres Cleared:
Acres Irrigated:
Acres Water Rgt
Acres Leasehold
Parcels:
LP/Acre: 5,345,769.2

Listed By: ENGEL & VOLKERS CALGARY

List Date: March 14, 2018



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Rural Rocky View County - Lott Creek Estates

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New Listing

March 14, 2018

Status

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