



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

61 Heritage HB

C4147292 Active

LP: \$758,000



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 10 Heritage Pointe
<b>Type:</b>	Detached	<b>Zone:</b>	
<b>Style:</b>	Bungalow	<b>Community:</b>	None
<b>Year Built:</b>	2002	<b>Postal Code:</b>	TOL 0X0
<b>LINC:</b>	0029204328	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	0210422 Blk: 10 Lot: 18	<b>Possession:</b>	NEG
<b>Land Use Code</b>	R-1	<b>Taxes:</b>	\$4098/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	True/1588/Annually
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

Step into this gorgeous 3/4 bdrm 2.5 bthrms bungalow, w/ over 3300 sqft of living quarters (the main floor laundry rm can be converted back to 2nd bdrm). This beautiful home is situated on a private walkway burm w/ a west facing backyard. The grand foyer greets you, welcoming each guest into the spacious main floor living quarters. Boasting an exceptional open floor plan accented w/ Brazilian hardwood & 10-12 ft ceilings. The gorgeous brazilian hardwood flows seamlessly thru out the living space into the lower walkout level. The gourmet kitchen will inspire any chef w/ granite countertops, ample cabinet space, & SS appliances. The large windows flood your home w/ natural light, ensuring that your friends/family feel welcome in every room. The spacious main-floor master suite features a large walk-in closet & 5 piece en-suite bthrm w/ his & her sinks, large walk-in shower w/ double corner tub. The lower level W/O area is complete w/ 2 large bdrms, games area, w/ an additional family rm for entertaining.

<b>Den</b>	10'7" x 14'4"	M	<b>Kitchen</b>	13'2" x 14'2"	M	<b>Bedrooms:</b>	Above: 2 /Ttl:4	<b>Baths:</b>	Full: 2 Half: 1
<b>Dining Rm</b>	9'9" x 12'2"	M	<b>Living Rm</b>	13'5" x 18'3"	M		<b>2Pc</b> <b>3Pc</b> <b>4Pc</b> <b>5Pc</b> <b>6Pc</b>		
<b>Mstr Bed</b>	13'0" x 15'6"	M	<b>Bedroom</b>	12'0" x 11'3"	M	<b>Bathrooms:</b>	1 0 1 0 0		
<b>Family Rm</b>	17'0" x 16'10"	L	<b>Bedroom</b>	11'4" x 13'11"	L	<b>Ensuite:</b>	0 0 0 1 0		
<b>Bedroom</b>	13'8" x 13'4"	L	<b>Hobby Rm</b>	8'8" x 5'9"	L	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Game Rm</b>	18'4" x 13'5"	L				<b>Main:</b>	164.7	1773.00	
						<b>Upper:</b>	164.7	1773.00	
						<b>AbGd:</b>	164.7	1773.00	
						<b>Lowr:</b>	147.7	1590.00	
						<b>Total A.G.:</b>	164.7	1773.00	

<b>Basement:</b>	Full, Walkout/Fully Finished	<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>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	0		
<b>Exterior:</b>	Stone, Stucco	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Hardwood, Non-Ceramic Tile		
<b>Front Exp:</b>	East				
<b>Parking:</b>	Encl: 2 Total: 4 Double Garage Attache	<b>Garage Dim:</b>			
<b>Features:</b>	Air Conditioning-Central, Balcony, Bar, Ceiling 9 ft., Ceiling 10 ft., No Animal Home, No Smoking Home, Patio, Programmable Thermostat, Skylight, Sprinkler System-Underground, Swirlpool Bath (Jacuzzi), Vaulted Ceiling				
<b>Goods Included:</b>	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Humidifier-Power (Furnace), Microwave Hood Cover, Refridgerator - Energy Star, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings-All				
<b>Goods Excluded:</b>	Fridge in Garage, Heater in Garage, All attached shelves in garage				
<b>HOA Fee Incl:</b>	Lake Access, Landscape and Snow Removal, Recreation Facility				

Listed By: ENGEL & VOLKERS CALGARY

List Date: December 03, 2017



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Heritage Pointe

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New Listing

December 03, 2017 Status

A

