



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

7 GRACEWOOD GV

C4132799 Active

LP: \$1,348,000

W:5 R:3 T:24 S:21 Q:Northeast



Class:	Detached	Area:	DOM: 36 Rural Rocky View County
Type:	Detached	Zone:	
Style:	2 Storey	Community:	Gracewood
Year Built:	1996	Postal Code:	T3Z 2B1
LINC:	0026570425	Condo Type:	Not a Condo
Legal Plan:	9512621 Blk: 1 Lot: 2	Possession:	NEG
Land Use Code	R1	Taxes:	\$5311/2016
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

This luxury home is located in the beautiful community of Gracewood Estates, featuring over 3300 sq ft, 4 bdrms & 3.5 bthrms. This home offers stunning mountain views on a beautifully landscaped 2 acre+ lot. As you enter you are greeted with an open concept that flows seamlessly from the great room then to a comfortable living room, then to a kitchen that will be sure to impress the cook in your family. Also on the main level, is a dining room, mud room and a generous office that looks over the front of this admirable lot. The upper living quarters boasts a stunning master suite that comes with its own private balcony, overlooking mountain vistas and serene pastures, & a spacious 5 piece en suite. Completing the upper level are 2 well-sized bedrooms & a bathroom. The lower level completes the home with an additional family room, flex space, 4th bedroom & 3rd full bath. The attached 3 car garage boasts built in shelving & workbench area, making it a mechanics dream....

Bedroom	13'0" x 11'10"	U	Mstr Bed	17'4" x 14'10"	U	Bedrooms:	Above: 3 /Ttl:4	Baths:	Full: 3 Half: 1
Office	13'0" x 10'10"	M	Kitchen	12'8" x 11'10"	M		2Pc	3Pc	4Pc
Bkfst Nook	10'0" x 9'0"	M	Game Rm	11'5" x 13'9"	L	Bathrooms:	1	1	1
Bedroom	12'0" x 11'8"	U	Bedroom	13'10" x 9'0"	L	Ensuite:	0	0	0
Great Rm	14'6" x 17'4"	M	Family Rm	24'6" x 16'10"	L	Level	SqMtr	SqFt	
Dining Rm	12'6" x 10'8"	M	Living Rm	13'0" x 14'8"	M	Main:	126.3	1360.00	
						Upper:	95.0	1023.00	
						AbGd:	221.4	2383.00	
						Lowr:	88.9	957.00	
						Total A.G.:	221.4	2383.00	

Basement:	Full/Fully Finished	Heating:	Forced Air-2	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	
Construction:	Wood Frame	Lot Shape:	Pie Shaped		
Foundation:	Concrete	Lot Sq M:	0		
Exterior:	Stucco, Wood	Frntg x Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood		
Front Exp:	East				
Parking:	Encl: 3 Total: 9 Triple Garage Attached,	Garage Dim:			
Features:	Air Conditioning-Central, Balcony, Deck, Fire Pit, Sprinkler System-Underground, Swirlpool Bath (Jacuzzi)				
Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

911 Address:		Heating Desc:	Paid For	Total Acres:	2.52
Road Access:	Paved, Paved Driveway (to House)	Power Desc:	Paid For	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:	534,920.63
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: August 15, 2017



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Rural Rocky View County - Gracewood

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New Listing
Price Decrease

August 15, 2017
 September 14, 2017

Status
 ListPrice

1448000.00

A
 1348000

