



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

**7 GRACEWOOD GV**

**C4144792 Incoming**

**LP: \$1,298,000**

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



<b>Class:</b>	Detached	<b>Area:</b>	DOM: Rural Rocky View County
<b>Type:</b>	Detached	<b>Zone:</b>	
<b>Style:</b>	2 Storey	<b>Community:</b>	Gracewood
<b>Year Built:</b>	1996	<b>Postal Code:</b>	T3Z 2B1
<b>LINC:</b>	0026570425	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	9512621	<b>Blk:</b>	1
		<b>Lot:</b>	2
<b>Land Use Code</b>	R1	<b>Taxes:</b>	\$5581/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

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 a traditional floor plan 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 ensuite. 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.

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

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

**Goods Excluded:**  
**HOA Fee Incl:**

<b>911 Address:</b>		<b>Heating Desc:</b>	Paid For	<b>Total Acres:</b>	2.52
<b>Road Access:</b>	Paved, Paved Driveway (to House)	<b>Power Desc:</b>	Paid For	<b>Acres Cleared:</b>	
<b>Water Supply:</b>	Co-Operative	<b>Phone Desc:</b>	Paid	<b>Acres Irrigated:</b>	
<b>Water GPM:</b>		<b>Sewer/Septic:</b>	Septic Tank & Field	<b>Acres Water Rgt</b>	
<b>Depth of Well:</b>		<b>Yr Sewer Cleaned</b>		<b>Acres Leasehold</b>	
<b>Water Report Yr:</b>				<b># Parcels:</b>	
<b>Nearest Town:</b>	Calgary			<b>LP/Acre:</b>	515,079.37
<b>Directions:</b>					

**Listed By:** ENGEL & VOLKERS CALGARY

**List Date:** November 03, 2017



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

Rural Rocky View County - Gracewood

7 GRACEWOOD GV

