



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

83 WESTPARK CR SW

C4162869 Active

LP: \$1,228,000



Class:	Detached	Area:	DOM: 33 Calgary
Type:	Detached	Zone:	Zone W
Style:	2 Storey	Community:	West Springs
Year Built:	2008	Postal Code:	T3H 0C2
LINC:	0031573951	Condo Type:	Not a Condo
Legal Plan:	0610524	Possession:	06/25/2018 NEG
Blk:	29	Lot:	5
Land Use Code	R-1	Taxes:	\$7345/2017
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	True/200/Annually
Restrictions:	None Known	Condo Fee:	

Welcome to this stunning, 4 bdrm 3.5 bthrm home built on a quiet street in the gorgeous mature community of West Springs! The welcoming front elevation w/ stone detailing, front veranda, and large front entrance door invite you in to explore more. The grand foyer is sure to impress with an expansive view of the home which boasts over 4,700 sqft of total living quarters. The main level is open yet comforting flowing seamlessly from the front entrance to the magnificent family room and into the kitchen. This space is an absolute entertainer's dream, featuring... breath-taking 18-foot ceilings, a slate mantled gas fireplace, an unique yet functional kitchen which comes complete with granite countertops & high-end appliances. Functionality if offers with plenty of storage and counter space to accommodate your chef inspired meals. The main living quarters also grants access through the dining room to a large deck raised deck which includes a staircase to down to the

Den	12'10" x 9'2"	M	Living Rm	19'10" x 16'7"	M	Bedrooms:	Above: 3 /Ttl:4	Baths:	Full: 3 Half: 1
Kitchen	20'0" x 13'5"	M	Dining Rm	11'11" x 11'5"	M		2Pc 3Pc 4Pc 5Pc 6Pc		
Dining Rm	12'6" x 11'7"	M	Laundry	19'10" x 16'7"	M	Bathrooms:	1	0	1
Other	11'8" x 11'3"	U	Mstr Bed	15'11" x 12'11"	U	Ensuite:	0	0	0
Bedroom	14'5" x 10'11"	U	Bedroom	13'2" x 10'11"	U	Level	SqMtr	SqFt	
Bedroom	14'7" x 12'2"	L	Family Rm	20'4" x 15'11"	L	Main:	157.0	1690.00	
						Upper:	145.4	1565.00	
						AbGd:	302.4	3255.00	
						Lowr:	139.4	1500.00	
						Total A.G.:	302.4	3255.00	

Basement:	Full, Walkout/Walk Up/Fully Finished	Heating:	Forced Air-2	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	708		
Exterior:	Asphalt Shingles, Composite, Stone	Frntg x Depth:	21x34		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood, Non-Ceramic Tile		
Front Exp:	South				
Parking:	Encl: 3 Total: 6 Triple Garage Attached	Garage Dim:	29'1x21'5		
Features:	Air Conditioning-Central, Balcony, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Porch, Programmable Thermostat, Sprinkler System-Underground				
Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:	Amenities Associated With HOA/Condo				

Listed By: ENGEL & VOLKERS CALGARY

List Date: February 07, 2018



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Calgary - West Springs

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New Listing
Price Decrease

February 07, 2018
 March 10, 2018

Status
 ListPrice

1288000.00

A
 1228000

