



**Mark D. Evernden**

Private Office - ENGEL & VOLKERS CALGARY

Office: (587) 387-2228

Cell: 403-829-3776

Fax: (403) 698-7521

mark.evernden@engelvoelkers.com

1311 BALDWIN CR SW

C4091351 Active

LP: \$3,698,000



<b>Class:</b>	Detached	<b>Area:</b>	Calgary	<b>DOM:</b>	69
<b>Type:</b>	Detached	<b>Zone:</b>	Zone CC		
<b>Style:</b>	2 Storey	<b>Community:</b>	Bel-Aire		
<b>Year Built:</b>	2010	<b>Postal Code:</b>	T2V 2B7		
<b>LINC:</b>	0019055640	<b>Condo Type:</b>	Not a Condo		
<b>Legal Plan:</b>	5815HT	<b>Possession:</b>	NEG		
	<b>Blk:</b> 7	<b>Lot:</b> 5			
<b>Land Use Code</b>	R-C1L	<b>Taxes:</b>	\$14940/2016		
<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>			

One of the most sought after inner city communities in Calgary. Nestled in a private location of the community this custom home offers over 7,100 square feet of living quarters featuring 5 bedrooms and 4.5 bathrooms. As you enter this executive home the grand foyer design showcases the custom details and what to expect as you tour your new home. The intricate millwork leads you down the hallway to the spacious great room accented by gorgeous oak hardwood floors and 10 foot ceilings throughout. The gourmet kitchen is completely designed to entertain small and large gatherings offering Subzero, Wolf appliances, quartz counter tops overlooking your great room and leading to your amazing back yard. The living space off the kitchen gives a feeling of warmth and comfort with the impressive wood-burning fireplace for those cozy cool evenings. The palatial master suite will impress you with its spacious walk through layout, over sized closet space, and immaculate modern 5 piece ensuite.

<b>Dining Rm</b>	15'0" x 17'2"	M	<b>Living Rm</b>	27'5" x 17'2"	M	<b>Bedrooms:</b>	Above: 5 /Ttl:5	<b>Baths:</b>	Full: 4 Half: 1
<b>Mstr Bed</b>	15'2" x 17'2"	M	<b>Other</b>	15'2" x 10'8"	M		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Other</b>	13'6" x 10'8"	M	<b>Office</b>	14'4" x 15'0"	M	<b>Bathrooms:</b>	1	1	0
<b>Other</b>	16'0" x 5'9"	M	<b>KT Eating</b>	16'0" x 31'9"	M	<b>Ensuite:</b>	0	0	1
<b>Other</b>	21'2" x 5'6"	M	<b>Rec Rm</b>	61'0" x 18'7"	L	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Bedroom</b>	19'7" x 19'3"	U	<b>Bedroom</b>	15'4" x 13'0"	U	<b>Main:</b>	252.7	2720.00	
<b>Bedroom</b>	15'8" x 13'10"	U	<b>Laundry</b>	8'2" x 9'5"	U	<b>Upper:</b>	194.2	2090.00	
<b>Bedroom</b>	12'1" x 17'3"	U	<b>Utility Rm</b>	23'3" x 13'5"	L	<b>AbGd:</b>	446.4	4805.00	
<b>Utility Rm</b>	11'11" x 13'5"	L	<b>Rec Rm</b>	14'4" x 18'3"	L	<b>Lowr:</b>	213.2	2295.00	
<b>Bonus</b>	11'4" x 13'5"	L				<b>Total A.G.:</b>	446.4	4805.00	

<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>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	1,114		
<b>Exterior:</b>	Brick, Stucco, Wood	<b>Frntg x Depth:</b>	24x46		
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Hardwood		
<b>Front Exp:</b>	Northeast				
<b>Parking:</b>	Encl: 2 Total: 6 Double Garage Attache	<b>Garage Dim:</b>			
<b>Features:</b>	Bar, Ceiling 10 ft., Patio				
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: January 07, 2017



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New Listing

January 07, 2017

Status

A

