



Mark D. Evernden

Private Office - ENGEL & VOLKERS CALGARY

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210070 85 ST W

C4078672 Active

LP: \$5,500,000

W:5 R:1 T:22 S:7 Q:Northeast



Class:	Detached	Area:	DOM: 154 Rural Foothills M.D.
Type:	Detached	Zone:	
Style:	2 Storey	Community:	None
Year Built:	2008	Postal Code:	T2J 5G5
LINC:	0031345855	Condo Type:	Not a Condo
Legal Plan:	00513535	Blk:	5
		Lot:	5
Land Use Code	RG	Taxes:	\$17736/2014
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way		
Condo Fee:			

Nestled on 6.1 acres is this exquisite French Country estate home located on a private cul-de-sac. With more than 11,500 sqft of pristine living space, this impressive custom built masterpiece features 4 elegantly designed bedrooms and 9 bathrooms. This rare gem is complimented with a variety of exquisitely designed features including barreled ceilings, travertine and wide planked walnut hardwood flooring as well as custom cherry cabinetry throughout. The expansive gourmet kitchen showcases a built-in refrigerator and freezer, two working islands with granite countertops, top of the line Wolf appliances and a butler's pantry complete with a dumbwaiter elevator to the lower level entertaining kitchen. The main floor master comes complete with two spacious walk-in dressing rooms leading to separate his and her ensuites. This estate is completed with a chocolate sandstone wine cellar, a tack and trophy room, and media area. Combining privacy and tranquility, this is the perfect country respite.

Bedroom	19'0" x 16'4"	U	Bedroom	15'5" x 14'9"	L	Bedrooms:	Above: 2 /Ttl:4	Baths:	Full: 6 Half: 3
Bedroom	13'9" x 13'5"	L	Bonus	26'6" x 19'0"	U		2Pc	3Pc	4Pc
Bkfst Nook	14'5" x 12'1"	M	Den	23'3" x 11'9"	M	Bathrooms:	3	1	1
Dining Rm	21'11" x 16'0"	M	Family Rm	20'11" x 16'0"	M	Ensuite:	0	1	3
Kitchen	20'11" x 20'0"	M	Living Rm	20'0" x 18'4"	M	Level	SqMtr	SqFt	
Mstr Bed	26'10" x 19'4"	M	Media Rm	20'0" x 19'4"	L	Main:	455.6	4904.00	
Other	10'5" x 9'2"	L	Rec Rm	24'3" x 14'9"	L	Upper:	171.2	1843.00	
2nd FR	18'0" x 16'8"	L	2nd Ktchn	12'1" x 7'6"	L	AbGd:	626.7	6746.00	
						Lowr:	448.5	4828.00	
						Total A.G.:	626.7	6746.00	

Basement:	Full, Walkout/Fully Finished	Heating:	Forced Air-2, In Floor Heat	Fuel:	Natural Gas, See Remarks
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	24,686		
Exterior:	Stone, Stucco, Wood	Frntg x Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	West				
Parking:	Encl: 4 Total: 8 Quad or More Attached	Garage Dim:			
Features:	Air Conditioning-Central, Ceiling 9 ft., Ceiling 10 ft., Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, Steam Room, Vaulted Ceiling				
Goods Included:	Alarm/Security System, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

911 Address:		Heating Desc:	Paid For	Total Acres:	6.10
Road Access:	Paved Driveway (to House)	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Cistern, Drilled Well	Phone Desc:	Paid	Acres Irrigated:	
Water GPM:	6	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:	901,639.34
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: October 14, 2016



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Rural Foothills M.D.

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New Listing

October 14, 2016

Status

A

