



**Mark D. Evernden**  
 Private Office - ENGEL & VOLKERS CALGARY

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24 SPRING WILLOW PL SW

C4102028 Active

LP: \$2,588,000



<b>Class:</b>	Detached	<b>Area:</b>	Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone W
<b>Style:</b>	2 Storey	<b>Community:</b>	Springbank Hill
<b>Year Built:</b>	2010	<b>Postal Code:</b>	T3H 5Z3
<b>LINC:</b>	0031226467	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	0512955	<b>Blk:</b>	2
		<b>Lot:</b>	40
<b>Land Use Code</b>	DC (pre 1P2007)	<b>Taxes:</b>	\$10684/2013
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	Easement Registered On Title, Restrictive Covenant-Building Design/Size, Utility Right Of Way	<b>Condo Fee:</b>	

This 5 bdrm, 4 bthrm (+ 4 half baths), Euro-Custom contemporary home has been built to the highest standard with ICF construction, 11" 100% concrete structural walls, insulated with ROXUL insulation, and steel trusses on all floors. The home has been built with ultra efficiency, cutting down energy costs and reducing its environmental footprint. This incredible property has over 6590 sqft of luxurious living quarters with an open concept offering bright & open rooms with spectacular views and a GFA of 8,146 sqft. The elevator service to all 3 levels will allow ease of access to your dream home. The gourmet kitchen is equipped with a wine prep. room & cellar, top grade appliances & large pantry; open to dining area, living room & spectacular views of the mountains. The upper level features a palatial master suite with walk-in closet, boudoir & beautiful ensuite. The additional 2 bedrooms compliment the tranquil media/spa room on the upper level, with a generous hidden kids room with spa accessibility;

<b>Atrium</b>	34'1" x 14'9"	M	<b>Bedroom</b>	14'11" x 10'7"	U	<b>Bedrooms:</b>	Above: 5 /Ttl:5	<b>Baths:</b>	Full: 4 Half: 4
<b>Bedroom</b>	12'6" x 12'6"	U	<b>Bedroom</b>	15'9" x 13'5"	U		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Bedroom</b>	12'6" x 12'6"	U	<b>Bonus</b>	14'1" x 14'1"	U	<b>Bathrooms:</b>	2	2	2
<b>Bkfst Nook</b>	13'5" x 11'5"	M	<b>Den</b>	14'7" x 12'7"	M	<b>Ensuite:</b>	0	0	0
<b>Dining Rm</b>	21'11" x 19'8"	M	<b>Family Rm</b>	19'11" x 12'9"	L	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Game Rm</b>	19'11" x 15'3"	L	<b>Kitchen</b>	23'1" x 19'11"	M	<b>Main:</b>	321.4	3459.00	
<b>Living Rm</b>	22'3" x 19'8"	M	<b>Mstr Bed</b>	19'7" x 14'0"	U	<b>Upper:</b>	198.7	2139.00	
<b>Media Rm</b>	18'11" x 15'5"	L	<b>Play Rm</b>	12'2" x 13'1"	L	<b>AbGd:</b>	520.1	5598.00	
						<b>Lowr:</b>	92.4	995.00	
						<b>Total A.G.:</b>	520.1	5598.00	

<b>Basement:</b>	Full, Walkout/Fully Finished	<b>Heating:</b>	Forced Air-2, In Floor Heat	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only, See Remarks
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	1,461		
<b>Exterior:</b>	Stone, Stucco	<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: 4 Total: 8 Quad or More Attached	<b>Garage Dim:</b>	13'1x7'11"		
<b>Features:</b>	Air Conditioning-Central, Barbecue-Built-In, Ceiling 9 ft., Deck, Fire Pit, Patio, Sprinkler System-Underground, Vaulted Ceiling, Wall Unit-Built-In				
<b>Goods Included:</b>	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

<b>911 Address:</b>		<b>Heating Desc:</b>		<b>Total Acres:</b>	0.36
<b>Road Access:</b>		<b>Power Desc:</b>		<b>Acres Cleared:</b>	
<b>Water Supply:</b>	Municipal	<b>Phone Desc:</b>		<b>Acres Irrigated:</b>	
<b>Water GPM:</b>		<b>Sewer/Septic:</b>		<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>				<b>LP/Acre:</b>	7,168,975.C
<b>Directions:</b>					

Listed By: ENGEL & VOLKERS CALGARY List Date: March 13, 2017



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New Listing

March 13, 2017

Status

A

