



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

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244029 48 ST W

C4107551 Active

LP: \$3,599,000

W:5 R:1 T:21 S:33 Q:Northeast



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 1 Rural Foothills M.D.
<b>Type:</b>	Detached	<b>Zone:</b>	
<b>Style:</b>	Bungalow	<b>Community:</b>	None
<b>Year Built:</b>	1990	<b>Postal Code:</b>	TOL 0X0
<b>LINC:</b>	0020054756	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	00000000 Blk: 0 Lot: 0	<b>Possession:</b>	NEG
<b>Land Use Code</b>	Ag	<b>Taxes:</b>	\$7313/2014
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	Utility Right Of Way	<b>Condo Fee:</b>	

This beautiful 4,500 sqft, 5 bedroom/4 bathroom walkout bungalow is situated on 98.21 acres of land, offering incredible panoramic views of mountains and rolling hills. This charming custom-built home invites you with it's incredibly warm interior featuring luxury amenities, including a gourmet kitchen with a large granite island and spacious living and dining rooms on the upper living quarters. On the lower level, a unique wood burning stove, a spectacular indoor pool, and a west facing fire pit patio area, make perfect for enjoying those mountain sunsets with your closest friends and family. Ideal for the equestrian lover, this property comes with a 3787 sqft heated barn in the back complete with 8 stalls, tack room and pole hay shed. This amazing residence offers privacy and space of country living while being only 10 minutes from Calgary

<b>Bedroom</b>	12'5" x 10'9"	L	<b>Bedroom</b>	14'9" x 14'1"	M	<b>Bedrooms:</b>	Above: 3 /Ttl:5	<b>Baths:</b>	Full: 3 Half: 1
<b>Bedroom</b>	12'5" x 10'9"	L	<b>Bedroom</b>	14'5" x 14'1"	M		2Pc	3Pc	4Pc
<b>Den</b>	18'0" x 10'9"	L	<b>Dining Rm</b>	15'8" x 12'9"	M	<b>Bathrooms:</b>	1	1	0
<b>Family Rm</b>	24'7" x 16'8"	M	<b>Kitchen</b>	13'1" x 12'9"	M	<b>Ensuite:</b>	0	0	1
<b>Living Rm</b>	18'0" x 15'8"	M	<b>Mstr Bed</b>	16'4" x 13'9"	M	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
						<b>Main:</b>	262.8	2829.00	
						<b>Upper:</b>	262.8	2829.00	
						<b>AbGd:</b>	262.8	2829.00	
						<b>Lowr:</b>	157.3	1693.00	
						<b>Total A.G.:</b>	262.8	2829.00	

<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>	Wood Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Irregular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	397,439		
<b>Exterior:</b>	Brick, Stucco	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	Cedar Shakes	<b>Flooring:</b>	Carpet, Ceramic Tile, Hardwood		
<b>Front Exp:</b>	Northeast				
<b>Parking:</b>	Encl: 3 Total: 6 Triple Garage Attached	<b>Garage Dim:</b>			
<b>Features:</b>	Deck, Fire Pit, No Animal Home, No Smoking Home, Patio, Pool-Indoor, Vaulted Ceiling, Wall Unit-Built-In				
<b>Goods Included:</b>	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings-All				

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

<b>911 Address:</b>		<b>Heating Desc:</b>	Paid For	<b>Total Acres:</b>	98.21
<b>Road Access:</b>	Gravel Driveway (to House), Paved	<b>Power Desc:</b>	Paid For	<b>Acres Cleared:</b>	
<b>Water Supply:</b>	Drilled Well	<b>Phone Desc:</b>	Paid	<b>Acres Irrigated:</b>	
<b>Water GPM:</b>	8	<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>	De Winton			<b>LP/Acre:</b>	36,645.96
<b>Directions:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: April 03, 2017



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Rural Foothills M.D.

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New Listing

April 03, 2017

Status

A

