



Mark D. Evernden
 Private Office - ENGEL & VOLKERS CALGARY

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3403 10 ST SW

C4109329 Active

LP: \$3,850,000



Class:	Detached	Area:	DOM: 18 Calgary
Type:	Detached	Zone:	Zone CC
Style:	2 Storey	Community:	Elbow Park
Year Built:	2013	Postal Code:	T2T 1X5
LINC:	0013202668	Condo Type:	Not a Condo
Legal Plan:	3605FO Blk: 90 Lot: 2	Possession:	06/30/2017 NEG
Land Use Code	R-C1	Taxes:	\$24818/2016
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

This grand & spacious executive home is ideally situated on an oversized lot in Upper Mt Royal & Elbow Park. With over 7,000 sqft, this masterpiece was inspired and fitted by Restoration Hardware. The foyer is warm and inviting as you are greeted by your own private elevator, music room and study with adjacent library. The amazing detail put into every room gives this large home a truly unique aesthetic, as seen in the custom designed Siematic kitchen complete with Carrera marble island with seating for 8 people, beverage center and organized pantry area. A retractable window wall at the rear of this home provides for seamless transition with the meticulously designed outdoor space, ideal for entertaining large groups. While you are entertaining, your guests will enjoy the private nature of the large and sunny west facing backyard. The high fences and large patio area give a feeling of intimacy. Head up stairs and you'll find 4 extra-large bedrooms; each with its own private ensuite and walk-in closet.

Mstr Bed	22'0" x 19'0"	U	Bedroom	19'0" x 12'0"	U	Bedrooms:	Above: 4 /Ttl:4	Baths:	Full: 5 Half: 1
Bedroom	12'0" x 9'0"	U	Bedroom	16'6" x 19'0"	U		2Pc 3Pc 4Pc 5Pc 6Pc		
Laundry	12'6" x 14'6"	U	Great Rm	19'0" x 22'0"	M	Bathrooms:	1 4 0 0 0		
Library	19'0" x 13'6"	M	Dining Rm	19'0" x 12'0"	M	Ensuite:	0 0 0 0 1		
Kitchen	19'0" x 22'0"	M	Bkfst Nook	13'0" x 16'0"	M	Level	SqMtr SqFt		
Dining Rm	19'0" x 13'6"	M	Bonus	19'0" x 12'0"	M	Main:	264.3 2845.00		
2nd Den	19'0" x 12'0"	M	Media Rm	18'0" x 13'6"	L	Upper:	264.3 2845.00		
Other	8'6" x 15'0"	L	Rec Rm	18'0" x 18'6"	L	AbGd:	528.6 5690.00		
Utility Rm	12'6" x 16'6"	L	Rec Rm	13'6" x 18'6"	L	Lowr:	130.5 1405.00		
						Total A.G.:	528.6 5690.00		

Basement:	Full/Fully Finished	Heating:	Forced Air-2, In Floor Heat	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:	664		
Exterior:	Stone, Stucco	Frntg x Depth:	20x34		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood		
Front Exp:	East				
Parking:	Encl: 4 Total: 6 Quad or More Attached	Garage Dim:	18'0x42'0		
Features:	Air Conditioning-Central, Bar, Ceiling 9 ft., Ceiling 10 ft., Deck, No Smoking Home, Patio, Vaulted Ceiling				
Goods Included:	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Opener, Garburator, Refrigerator, Stove-Gas, Vacuum System Attachments, Window Coverings-All, Wine/Beverage Cooler				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: April 07, 2017



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New Listing

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Status

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