



Mark D. Evernden

Private Office - ENGEL & VOLKERS CALGARY

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4108 Crestview RD SW

C4129692 Active

LP: \$3,998,000



Class:	Detached	Area:	DOM: 1 Calgary
Type:	Detached	Zone:	Zone CC
Style:	Bungalow	Community:	Elbow Park
Year Built:	2017	Postal Code:	T2T 2L4
LINC:	0015757959	Condo Type:	Not a Condo
Legal Plan:	4628GT	Possession:	09/14/2018
	Blk: 2 Lot: A		
Land Use Code	R-C1	Taxes:	\$10557/2016
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

Build your dream home in Elbow Park with the prestigious builder Leef Custom Homes, to be completed September of 2018. With over 5900 sq ft of living quarters and the option to pick all colours and materials custom to your taste, this opportunity is one that will go quickly. The proposed home features 4 bedrooms & 4.5 bathrooms giving each bedroom its own en suite. The main floor offers, a spacious kitchen, large butlers pantry, dining room, great room and two flex rooms that can be used as an office and sitting room. Going upstairs, you will find a sizeable master bedroom that features a 5 piece ensuite, dressing room and a drink bar, creating the perfect space to unwind after a long day. Encompassing the remainder of the upper floor are 3 generously sized rooms, each with its own 3 piece en suite bathrooms and walk in closet.

Kitchen	10'0" x 8'0"	M	Great Rm	19'10" x 20'0"	M	Bedrooms:	Above: 4 /Ttl:4	Baths:	Full: 3 Half: 2
Office	11'11" x 12'0"	M	Hobby Rm	15'8" x 15'6"	M		2Pc	3Pc	4Pc
Dining Rm	17'0" x 14'0"	M	Mstr Bed	15'3" x 16'2"	U	Bathrooms:	2	0	0
Bedroom	11'7" x 12'0"	U	Bedroom	12'0" x 11'9"	U	Ensuite:	0	2	0
Bedroom	13'2" x 15'7"	U				Level	SqMtr	SqFt	6Pc
						Main:	194.5	2094.00	0
						Upper:	190.7	2053.00	
						AbGd:	385.3	4147.00	
						Lowr:	170.0	1830.00	
						Total A.G.:	385.3	4147.00	

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:	Reverse Pie		
Foundation:	Concrete	Lot Sq M:	907		
Exterior:	Wood	Frntg x Depth:	27x47		
Roof Type:	EPDM Membrane	Flooring:	Hardwood		
Front Exp:	South				
Parking:	Encl: 3 Total: 5 Triple Garage Attached	Garage Dim:			
Features:	Air Conditioning-Central, Bar, Ceiling 9 ft., Ceiling 10 ft., Deck, Steam Room				
Goods Included:	Dishwasher-Built-In, Garage Opener, Microwave Hood Cover, Oven-Built-In, Refrigerator, Stove-Gas, Wine/Beverage Cooler				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: July 22, 2017



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New Listing

July 22, 2017

Status

A

