



Mark D. Evernden

Private Office - ENGEL & VOLKERS CALGARY

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4221 16 ST SW

C4098986 Incoming

LP: \$1,948,000



Class:	Detached	Area:	DOM: Calgary
Type:	Detached	Zone:	Zone CC
Style:	2 Storey	Community:	Altadore
Year Built:	2012	Postal Code:	T2T 4H8
LINC:	0019039833	Condo Type:	Not a Condo
Legal Plan:	5944AD	Blk:	B
		Lot:	10-12
Possession:			NEG
Land Use Code	R-C2	Taxes:	\$9091/2015
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

Amazing Judicial sale with this exquisite custom built home in the inner city of Altadore on a large corner lot with a 36'x 22' triple detached heated garage and all new landscaping, painting, & fencing newly implemented. This home has an exceptional floor plan which offers over 5500 sqft of stunning living space including an additional 185 sqft on a covered exterior deck with an Elderado stone faced corner gas fireplace. Features in this home include the custom finished knotty alder wood trim, doors & cabinetry, 9' ceilings on all 3 levels, a gourmet kitchen with a pantry room, top of the line appliances, and large island, hardwood flooring throughout, private office, mud room, and tons of storage as well complete with New AC units. The upper level includes 3 bedrooms, and a master retreat which includes walk-in closet and a spa like ensuite. The lower level is complete with a 5 bedroom, 4pc bathroom, and large rec room with bar. Property sold "As Is".

Kitchen	13'0" x 25'5"	M	Dining Rm	12'5" x 17'10"	M	Bedrooms:	Above: 4 /Ttl:5	Baths:	Full: 4 Half: 1
Den	14'3" x 11'7"	M	Family Rm	16'8" x 15'8"	M		2Pc	3Pc	4Pc
Mstr Bed	16'10" x 15'5"	U	Bedroom	12'9" x 15'1"	U	Bathrooms:	1	0	1
Bedroom	13'9" x 11'11"	U	Bedroom	16'4" x 12'1"	U	Ensuite:	0	1	0
Bedroom	15'11" x 11'5"	L	Rec Rm	40'8" x 20'11"	L	Level	SqMtr	SqFt	
Other	20'10" x 9'4"	L				Main:	178.7	1923.00	
						Upper:	167.8	1806.00	
						AbGd:	346.4	3729.00	
						Lowr:	165.6	1783.00	
						Total A.G.:	346.4	3729.00	

Basement:	Full/Fully Finished	Heating:	Forced Air-2	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:	860		
Exterior:	Stone, Stucco	Frntg x Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Cork Flooring		
Front Exp:	East				
Parking:	Encl: 3 Total: 6 Triple Garage Detached	Garage Dim:	36'0x22'0		
Features:	Air Conditioning-Central, Ceiling 9 ft., Deck, Steam Room, Windows - Vinyl				
Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: February 14, 2017



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