



Calgary-C-Springbank Hill
206 FORTRESS Manor SW

LP \$ 1,798,000
MLS #: C3640101

Status: Active
DOM: 55
Rms Abv Gd: 5
Bedrms: Above: 2/Ttl: 4
Full/Half Baths: 3/3
Tot Flr SqFt: 3196.91
Type: Residential Detached Single Family
Style: Bungalow
Year Built: 2003
Basement: Full, Walkout
Bsmnt Dev: Fully Finished
Total Sq M: 297.0

Luxury living meets environmentally friendly living in this outstanding 4 bed + 6 bath, "Greensmart" walkout bungalow in Springbank Hill. Custom-built with a focus on quality & energy efficiency, this home features upgraded insulation, Energy Star rated doors & windows with low-E, triple-glazing, 2 on-demand high-efficiency boilers, radiant in-floor heating, synthetic slate tile roof with lifetime guarantee. An overall EnerGuide rating of 82 which means 47% better energy efficiency. The gourmet chef's kitchen is built to entertain, showcasing elegant granite counters, walk-through pantry, custom cabinetry and dual islands. Master retreat with 5-pc ensuite & steam shower is ideal for relaxing. Lower level features 2 bdrms, exercise room & media room which includes theatre system and furniture as well as the pool table. Magnificent Mountain views from both levels, landscaping & location backing onto a ravine is impressive. As well as a 4-car heated garage!

Directions:

Virtual Tour:

Brochure: http://markdevernden.com/206-fortress-manor/#.VGuPF53n_rc

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss: 11/14/14	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	3	1	0	0	0	Occupancy: Vacant	Main:	241.3	2597.35	
Enst Baths:		0	0	1	1	0		Uppr:	55.7	599.55	
Addl Rms:							Garage Dim:	AbGd:	55.7	599.55	
Fin Fpl/Rgh:	2/	Finish Levels: 2						Elem Schl:	Lowr:	223.0	2400.37
Fireplace:	Mantel	Fplc Fuel: Gas Only, Wood Only						Middle Schl:	BIGd:	223.0	2400.37
Parking:	Quad or More Attached						High Schl:	Total A.G:	297.0	3,196.91	

Living Room:	6.10x4.05	M	Master Bdrm:	5.45x5.0	M					
Dining Room:	4.57x4.11	M	Bedrm 2:	3.87x3.5	M	Loft	7.62x7.31	U		
Kitchen:	5.48x4.96	M	Bedrm 3:	4.26x4.05	L					
Family Room:	6.40x7.50	L	Bedrm 4:	4.72x4.41	L					
Den:			Media Room	5.40x4.57	L					

Bonus Room:

Flooring:	Hardwood, Carpet, Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	In Floor Heat System, See Remarks
Roof:	See Remarks	Heat Fuel:	Natural Gas
Exterior:	Stone, Stucco	Remodel:	
Site Influen:	View Mountain, View, Landscaped, Hillside, Golf Nearby, Cul-De-Sac, Playground Nearby, Ravine View, Shopping	Features:	Balcony, Bar, Swirlpool Bath (Jacuzzi), Vaulted Ceiling, Fire Pit, Sprinkler System-Underground, Silent Floor Joists, Insulation-Upgraded, Deck
Goods Incl:	Compactor, Dryer, Garburator, Hood Fan, Garage Opener-2 Control, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Alarm/Security System, Dishwasher-Built-In, See Remarks, Washer, Window Coverings-All	Amenities:	Fireplaces, See Remarks, Fenced
Warranty:	None	Restrict:	R-COV, UTILR
Front Exposure:	E	Goods Excl:	wine storage system, home sound system, second fridge/freezer, home office desk,

Prop Class:	Single Family	Condo/HOA:		Condo:		HOA:	
Condo Name:		Condo/HOA Incl:					
Prk Encl/TTL:	4/4						
Reg Size:							

Total Lot M2:	1300.0	Lot Dimen:	
Frontage:	32.0	Lot Shape:	Rectangular
Depth:	40.5	Zoning:	DC (pre 1P2007)
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 10,435 - 2014	Local Improver	