

LP: \$618,000 SP: \$618,000
 OP: \$618,000 SD: 03/31/2016
 DOM: 9



Class: Detached Area: Calgary
 Type: Detached Zone: Zone W
 Style: 2 Storey Community: Springbank Hill 065
 Year Built: 1998 Postal Code: T3H 3S7
 LINC #: 0027331529 Condo Type: Not a Condo
 Legal Plan: 9810021 Blk: 4 Lot: 9 Possession: /Neg 04/15/2016

Land Use: R-1 New Hm: Tax Amt/Yr: \$3,308/2015
 Title to Land: Fee Simple Local Imp Amt: 0
 Conform Rpt: HOA: Yes/\$200/Annually
 Restrictions: None Known Condo Fee:

Welcome to the prestigious family community of Springbank Hill complete with parks, playgrounds, pathways throughout and is only minutes to downtown. This amazing 2 storey home has the pride of ownership and has been completely updated and offers over 2660 sqft of living quarters with an incredible lower level development. Your new home features rich hardwood floors, granite counters, 3 way fireplace and newer carpet and lighting. Your gourmet kitchen comes complete with new stainless steel appliances and is move in ready. The home is complete with 3 bedrooms on the upper level with 2 full baths and the lower level offers a great games area with a flex room that can be used as a bedroom, office or workout area supported with a full bathroom. The lower level is the ideal entertaining area for all the friends and family functions. There has been no expense to the upgrades in this home and shows 20 out of 20.....

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 3/4 Rms Abv: 7 F/H Baths: 4/1					
Dining Rm	2.7X3.5	9'0"X11'4"	M	Family Rm	4.3X4.6	14'0"X15'0"	M		2P	3P	4P	5P	6P
Kitchen	4.0X3.7	13'0"X12'0"	M	Bkfst Nook	3.1X4.0	10'0"X13'0"	M	Baths:	1	1	2	0	0
Mstr Bed	3.7X4.6	12'0"X15'0"	U	Bedroom	2.7X3.8	9'0"X12'4"	U	EnSt Bth:	0	0	1	0	0
Bedroom	2.7X3.7	9'0"X12'0"	U	Living Rm	5.0X8.8	16'3"X29'0"	L	Level	Mtr2:		Sq Ft		
Bedroom	3.4X3.7	11'0"X12'0"	L	Other	3.1X3.1	10'0"X10'0"	L	Main:	91.97	990			
								Upper:	74.14	798			
								Above Grade:	166.11	1,788			
								Lower:	81.57	878			
								Below Grade:	81.57	878			
								Total A.G.	166.11	1,788			

Property Information

Basement: Full-Fully Finished Heating: Forced Air-1 Fuel: Natural Gas
 Suite: Suite - None Fin FP/Rgh-In: 1 Fuel: Gas Only
 Construction: Wood Frame Lot Shape: Rectangular
 Foundation: Concrete Lot Sq M: 456.00 m2
 Exterior: Stone, Vinyl Frntg X Depth: 13.2x29
 Roof Type: Asphalt Shingles Flooring: Carpet, Cork Flooring, Hardwood, Non-Ceramic Tile
 Front Exp: West
 Parking: 4/Double Garage Attached
 Features: Air Conditioning-Central, Bar, Deck, Porch, Sprinkler System-Underground, Windows - Vinyl
 Site Influences: Corner, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Shopping Nearby
 Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings-All
 Goods Excluded:
 HOA Fee Incl:

Agent & Office Information

List Firm: ENGEL & VOLKERS CALGARY List Date: 03/22/2016
 Ownership: Private Adjustment Date: 04/29/2016
 Exclusion/SRR: No/No