



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
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 Cell: 403-829-3776
 140 - 215, 9 AVENUE SW

144 GLYDE PA

C4164447 Active

LP: \$1,989,000

W:5 R:3 T:24 S:2 Q:North



Class:	Detached	Area:	DOM: 2 Rural Rocky View County
Type:	Detached	Zone:	
Style:	2 Storey	Community:	Elbow Valley West
Year Built:	2016	Postal Code:	T3Z 0A1
LINC:	0032755424	Condo Type:	Bare Land
Legal Plan:	714894	Blk:	
		Lot:	UNIT
		Possession:	04/30/2018 NEG
Land Use Code	DC92	Taxes:	\$6495/2017
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way	Condo Fee:	240/Monthly

Step into this 4 bdrm, 6 bthrm, architectural masterpiece, built w/ the utmost attention to detail & luxury. This fully developed two story w/ a walk-out basement is situated in a quiet cul-de-sac in Elbow Valley West! The welcoming foyer of this home will immediately impress you, displaying 10-ft ceilings & extra wide hallways lined w/ custom wainscoting. The seamless real oak hardwood guides you to the breathtaking chef's kitchen exquisite in finishings & presented perfectly for hosting friends & family. This space offers white quartz countertops, full height subway tile backdrop, & Miele appliances w/ integrated GE double monogram fridge/freezer. The double access butler's pantry compliments the elegance of the kitchen w/ checkered style ceramic tile complete w/ in-floor heating & boasts floor-to-ceiling custom built-in cabinetry. The main living quarters also feature a temperature controlled wine cellar enclosed behind glass French Doors, a gorgeous oversized gas fireplace, large...

Kitchen	18'5" x 11'6"	M	Dining Rm	16'11" x 14'9"	M	Bedrooms:	Above: 3 /Ttl:4	Baths:	Full: 4 Half: 2
Living Rm	18'5" x 14'5"	M	Family Rm	16'5" x 13'5"	M		2Pc 3Pc 4Pc 5Pc 6Pc		
Den	15'11" x 12'3"	M	Other	9'2" x 8'7"	M	Bathrooms:	2	0	0
Other	10'6" x 3'1"	M	Atrium	12'5" x 7'9"	M	Ensuite:	0	1	2
Laundry	13'1" x 5'11"	U	Mstr Bed	17'2" x 16'4"	U	Level	SqMtr	SqFt	
Bedroom	15'8" x 12'1"	U	Bedroom	15'8" x 12'1"	U	Main:	214.5	2309.00	
Bedroom	13'6" x 13'4"	L	Rec Rm	18'3" x 16'5"	L	Upper:	163.7	1762.00	
2nd FR	20'4" x 14'9"	L	Utility Rm	19'10" x 16'9"	L	AbGd:	378.2	4071.00	
Other	17'10" x 16'6"	L				Lowr:	191.7	2063.00	
						Total A.G.:	378.2	4071.00	

Basement:	Full, Walkout/Walk Up/Fully Finished	Heating:	Forced Air-2, In Floor Heat	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	
Construction:	Wood Frame	Lot Shape:	Pie Shaped		
Foundation:	Concrete	Lot Sq M:	0		
Exterior:	Brick, Stucco	Frntg x Depth:	11x42		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	Southwest				
Parking:	Encl: 3 Total: 6 Triple Garage Attached,	Garage Dim:	51'4x34'0		
Features:	Air Conditioning-Central, Ceiling 9 ft., Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Patio, Programmable Thermostat, Wall Unit-Built-In, Windows - Vinyl				
Goods Included:	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Vacuum System Attachments, Washer, Water Softener, Window Coverings-All				

Goods Excluded:
 HOA Fee Incl:

Condo Name:	Z-name Not Listed	Parking Type:		Floor #:	
Management:	Montgomery Ross - 403-234-7556	Stall:		End Unit:	
Total Units:		Storage Type:		Balcony:	
Post Tension:		Locker #:		Registered Size	
Condo Fee Incl:	See Remarks			Size Includes:	

InSuite Laundry:

Amenities:



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Listed By: ENGEL & VOLKERS CALGARY

List Date: February 06, 2018



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Rural Rocky View County - Elbow Valley West

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New Listing

February 06, 2018

Status

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