



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

24324 Lower Springbank Road W

C4144785 Active

LP: \$2,498,000

W:5 R:2 T:24 S:17 Q:Southwest



Class:	Detached	Area:	DOM: 91 Rural Rocky View County
Type:	Detached	Zone:	
Style:	2 Storey	Community:	West Ridge Park
Year Built:	1971	Postal Code:	T3E 6W3
LINC:	0010684108	Condo Type:	Not a Condo
Legal Plan:	8610112 Blk: 1 Lot: 1	Possession:	01/31/2018 NEG
Land Use Code	RC-1	Taxes:	\$5732/2017
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	
Restrictions:	None Known	Condo Fee:	

A well cared for mature forest of Spruce and Poplars welcomes you from the Garden Gate. A paved road runs the length of the 3.95 acres. Although the family home is a tear-down valued for land only; it backs onto a Spruce Forest (the likes of which is seldom seen in Calgary) that extends to the rear of the property. Even though the Garden contains dozens of trees, its western portion is sparsely treed to allow a panoramic breath taking view of the mountains. All this is 20 to 25 minutes from the downtown core. This property is attractive to people who wish to build their home within a mature Garden. Please remember, at the end of the day getting this property will exempt you from the need to wait 40 years for your garden to mature. This property is situated in an up-scale mature neighborhood of high-end homes. The value of the combination of location, mature garden and architecturally harmonious home is likely to significantly appreciate with time.

Living Rm	22'6" x 17'4"	M	Dining Rm	11'8" x 11'4"	M	Bedrooms:	Above: 3 /Ttl:4	Baths:	Full: 2 Half: 1
Bedroom	13'7" x 13'1"	U	Bedroom	12'7" x 10'8"	U		2Pc 3Pc 4Pc 5Pc 6Pc		
Bedroom	13'1" x 11'8"	U	Bedroom	13'1" x 12'1"	L	Bathrooms:	1 1 0 1 0		
Kitchen	11'4" x 7'5"	M	Den	8'5" x 7'5"	M	Ensuite:	0 0 0 0 0		
Family Rm	25'9" x 18'0"	M	Utility Rm	7'5" x 7'5"	L	Level	SqMtr	SqFt	
						Main:	209.2	2252.00	
						Upper:	278.6	2999.00	
						AbGd:	487.9	5252.00	
						Lowr:			
						Total A.G.:	487.9	5252.00	

Basement:		Heating:	Forced Air-2	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	15,985		
Exterior:	Brick, Stucco, Wood	Frntg x Depth:			
Roof Type:	Pine Shakes	Flooring:	Carpet, Hardwood, Linoleum		
Front Exp:	South				
Parking:	Encl: 2 Total: 4 Double Garage Attache	Garage Dim:			
Features:	Deck, Handyman Special				
Goods Included:	Dishwasher-Built-In, Refrigerator, See Remarks, Stove-Electric				
Goods Excluded:					
HOA Fee Incl:					

911 Address:		Heating Desc:	Paid For	Total Acres:	3.95
Road Access:	Paved	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Drilled Well	Phone Desc:	Paid	Acres Irrigated:	
Water GPM:		Sewer/Septic:	Septic Tank & Field	Acres Water Rgt	
Depth of Well:		Yr Sewer Cleaned		Acres Leasehold	
Water Report Yr:				# Parcels:	
Nearest Town:	Calgary			LP/Acre:	632,405.06
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: November 03, 2017



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Rural Rocky View County - West Ridge Park

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New Listing

November 03, 2017

Status

A

