



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

432 49 AV SW

C4164910 Incoming

LP: \$1,899,000



Class:	Detached	Area:	DOM: Calgary
Type:	Detached	Zone:	Zone CC
Style:	2 Storey	Community:	Elboya
Year Built:	2010	Postal Code:	T2S 1G2
LINC:	0018943746	Condo Type:	Not a Condo
Legal Plan:	6153AC Blk: 40 Lot: 18	Possession:	03/30/2018 NEG
Land Use Code	R-C1	Taxes:	\$12611/2017
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	Restrictive Covenant-Building Design/Size	Condo Fee:	

This outstanding 5 bedroom, 3.5 bathroom home welcomes you in through the extra large solid oak front door to its unique & expansive layout, featuring over 4,900 square feet of total living quarters. The main level will truly impress you with its open walkthrough concept, boasting 10-foot ceilings and on-site finished oak hardwood floors that lead you to the spacious lay out. The kitchen displays a large island with quartz countertops throughout, subway tile with dual tone cabinetry, custom breakfast bench, commercial grade stainless steel hood fan, & Wolf, Miele, Sub-Zero, & Electrolux appliances. The neighbouring great room is a gorgeous, illuminated by massive floor to ceiling glass patio doors detailing transom additions above; invite the outside in with full opening exposure to your back yard space enjoying the exterior or interior fireplace for ambiance.

Dining Rm	12'11" x 12'10"	M	Den	12'7" x 10'11"	M	Bedrooms:	Above: 3 /Ttl:5	Baths:	Full: 3 Half: 1
Kitchen	21'6" x 10'2"	M	Bkfst Nook	6'3" x 5'1"	M		2Pc	3Pc	4Pc
Living Rm	17'10" x 17'10"	M	Atrium	10'11" x 8'6"	M	Bathrooms:	1	0	2
Other	14'0" x 7'6"	M	Hobby Rm	9'11" x 7'8"	M	Ensuite:	0	0	0
Laundry	7'9" x 6'7"	U	2nd FR	17'11" x 10'8"	U	Level	SqMtr	SqFt	
Mstr Bed	15'4" x 14'11"	U	Bedroom	12'10" x 12'5"	U	Main:	157.5	1695.00	
Bedroom	13'2" x 11'7"	U	Bedroom	9'11" x 9'11"	L	Upper:	159.0	1711.00	
Bedroom	12'3" x 11'5"	L	Family Rm	19'1" x 17'0"	L	AbGd:	316.4	3406.00	
Rec Rm	14'11" x 11'2"	L	Other	17'9" x 10'4"	L	Lowr:	139.4	1501.00	
Other	8'7" x 6'3"	L	Utility Rm	16'6" x 6'0"	L	Total A.G.:	316.4	3406.00	

Basement:	Full/Fully Finished	Heating:	Forced Air-2, In Floor Heat	Fuel:	Electric, Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	557		
Exterior:	Brick, Stucco, Wood	Frntg x Depth:			
Roof Type:	EPDM Membrane	Flooring:	Carpet, Hardwood, See Remarks		
Front Exp:	South				
Parking:	Encl: 3 Total: 5 Triple Garage Detachec	Garage Dim:			
Features:	Air Conditioning-Central, Bar, Ceiling 9 ft., Ceiling 10 ft., No Animal Home, No Smoking Home, Patio, Programmable Thermostat, Sprinkler System-Underground, Steam Room, Wall Unit-Built-In, Windows - Wood				
Goods Included:	Dishwasher-Built-In, Freezer, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: February 07, 2018



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