



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

86 CLARENDON RD NW

C4162705 Active

LP: \$3,888,888



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 14 Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone NW
<b>Style:</b>	2 Storey	<b>Community:</b>	Collingwood
<b>Year Built:</b>	2007	<b>Postal Code:</b>	T2L 0P3
<b>LINC:</b>	0020333712	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	466JK	<b>Possession:</b>	NEG
<b>Blk:</b>	3	<b>Lot:</b>	5
<b>Land Use Code:</b>	R-C1	<b>Taxes:</b>	\$15018/2015
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

\*\*OPEN HOUSES FEB. 9TH-11TH B/W 1-4PM\*\*AUCTION February 28, 2018 Currently 3,888,888.\*\* Selling Without Reserve This magnificent home, building commencement 2005 w/ completion in 2007, is nestled a top a beautiful lot, the flank of Nose Hill, in the desirable Foothills Estates offers amazing value (insured building replacement value at \$4.2MM). Boasts expansive west mountain views & well above the flood plain for the Bow & Elbow Rivers, this Nouveau Tudor-style home offers over 6800 square ft of luxury inner city living w/ 5 bdrms & 5 1/2 bthrms. Masterfully designed, a collaboration b/w Marvin DeJong of DeJong Design & Associates w/ interior design elements by McIntyre Bills, reflects an old-world European estate. Exquisitely designed features include a dramatic custom stone fireplace (real rock/stone thru out), unique natural stone counter tops, an expanse of custom REAL woodwork, soaring vaulted ceilings, elegantly designed bedrooms & custom finishes throughout.

<b>Den</b>	15'4" x 11'6"	M	<b>Family Rm</b>	24'8" x 17'4"	M	<b>Bedrooms:</b>	Above: 4 /Ttl:5	<b>Baths:</b>	Full: 5 Half: 1
<b>Living Rm</b>	13'10" x 17'4"	M	<b>Kitchen</b>	21'2" x 14'4"	M		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Dining Rm</b>	16'0" x 14'0"	M	<b>Bkfst Nook</b>	12'8" x 12'4"	M	<b>Bathrooms:</b>	1	1	0
<b>2nd Ktchn</b>	14'8" x 10'0"	M	<b>Mstr Bed</b>	20'8" x 14'2"	U	<b>Ensuite:</b>	0	0	2
<b>Bedroom</b>	14'4" x 11'4"	U	<b>Bedroom</b>	14'6" x 11'0"	U	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Bedroom</b>	15'0" x 11'0"	U	<b>Play Rm</b>	17'10" x 12'9"	L	<b>Main:</b>	233.6	2514.00	
<b>Bedroom</b>	15'6" x 12'8"	L	<b>Media Rm</b>	15'0" x 14'4"	L	<b>Upper:</b>	196.0	2110.00	
<b>Rec Rm</b>	17'0" x 14'6"	L	<b>2nd FR</b>	17'0" x 14'8"	L	<b>AbGd:</b>	429.7	4625.00	
<b>Other</b>	20'4" x 7'8"	M				<b>Lowr:</b>	203.2	2187.00	
						<b>Total A.G.:</b>	429.7	4625.00	

<b>Basement:</b>	Full/Fully Finished	<b>Heating:</b>	Forced Air-1, In Floor Heat	<b>Fuel:</b>	Geo Thermal, Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only, Wood Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Square		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	790		
<b>Exterior:</b>	Stone, Stucco, Wood	<b>Frntg x Depth:</b>	20x39		
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Hardwood, Non-Ceramic Tile, See Rt		
<b>Front Exp:</b>	West				
<b>Parking:</b>	Encl: 3 Total: 5 Triple Garage Attached	<b>Garage Dim:</b>	26'8x26'2		
<b>Features:</b>	Air Conditioning-Central, Bar, Ceiling 10 ft., Open Beam, Patio, Steam Room, Wall Unit-Built-In, Windows - Wood				
<b>Goods Included:</b>	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: January 25, 2018



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New Listing

January 25, 2018

Status

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