



Calgary-C-Springbank Hill
44 SPRING WILLOW Way SW

LP \$ 2,298,000
MLS #: C3616292

Status:	Active	Type:	Residential Detached Single Family
DOM:	79	Style:	Hillside Bungalow
Rms Abv Gd:	12	Year Built:	2007
Bedrms:	Above: 3/Ttl: 5	Basement:	Full, Walkout
Full/Half Baths:	3/2	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	3615.95	Total Sq M:	335.9

Welcome to Spring Willow Estates and experience this beautiful executive bungalow with oversized triple garage. This ICF constructed energy-efficient home boasts over 6100 square feet of luxury living. Located in a quiet cul-de-sac, this walkout style home backs onto a ravine offering both privacy & uninterrupted views of the valley & mountains. As you enter the home with a grand entry the main floor is completed with travertine heated tiles throughout leading to your second level bdrm/den. The main floor offers 2 bdrms with a generously-sized master suite with a large walkin dressing room & 6 piece ensuite with steam shower. The massive kitchen is a chefs delight with custom maple cabinets and granite countertops complemented with a butler's pantry, breakfast nook & a formal dining room. The lower level has 2 more bedrooms, media room, wet bar, wine cellar, exercise room and so much more. The maintenance free yard is professionally landscaped with multiple patio areas with an expansive deck to enjoy.

Directions:

Virtual Tour: <http://www.platinumhd.tv/theatre/residential/44-spring-willow-v> Brochure: http://markdevernden.com/44-spring-willow-way-sw/#.U4Eo_SjO6

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:07/31/14 Neg		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	2	0	2	0	0	Occupancy:	Seller	Main:	282.5	3040.94
Enst Baths:		0	0	0	0	1			Uppr:	53.4	575.01
Addl Rms:	6	Finish Levels: 3					Garage Dim:		AbGd:	335.9	3615.95
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	Battalion Park School	Lowr:	231.2	2488.96
Fireplace:	Mantle						Middle Schl:	A.E. Cross School	BIGd:	231.2	2488.96
Parking:	Triple Garage Attached						High Schl:	Ernest Manning High School	Total A.G:	335.9	3,615.95

Living Room:			Master Bdrm:	5.99x4.57	M	Bedroom	4.6x5.18	U
Dining Room:	3.99x5.48	M	Bedrm 2:	3.83x3.65	M	Game Room	4.96x5.55	L
Kitchen:	5.4x4.14	M	Bedrm 3:	3.65x3.65	L	Recreation R5	3.35x5.61	L
Family Room:	5.15x5.61	M	Bedrm 4:	3.65x3.65	L	Breakfast No4	4.80x3.65	M
Den:			Laundry Room	3.50x2.43	M	Other	4.24x5.25	L

Bonus Room:

Flooring:	Stone, Carpet	Foundation:	Concrete Slab
Construct:	Insulated Concrete	Heat Type:	In Floor Heat System, Forced Air-2
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco, Stone	Remodel:	
Site Influen:	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Not Fenced, Private Setting,	Features:	Balcony, Bar, Closet Organizers, Deck, Insulation- Upgraded, No Animal Home, No Smoking Home, Steam Room, Air Conditioning-Central, Ceiling 10 ft., Fire Pit,
Goods Incl:	Vacuum Systems, Alarm/Security System, Dishwasher- Built-In, Garburator, Hood Fan, Garage Opener-2 Control, Oven-Built-In, Oven-Microwave, Refrigerators-Two, Air Conditioning-Central, Garage Opener, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Window Coverings-All	Amenities:	
Warranty:	None	Restrict:	EASE, R-COV, UTILR
Front Exposure:	E	Goods Excl:	

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/6			
Reg Size:				

Total Lot M2:	1117.0	Lot Dimen:	
Frontage:	31.0	Lot Shape:	Pie Shaped
Depth:	40.4	Zoning:	DC (pre 1P2007)
Conform:		Cnform Yr:	
		Front Expos:	E

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 10,557 - 2013	Local Improve	