



Prop Class: Single Family  
 Area: Calgary  
 Community: Springbank Hill 065  
 Type: Residential Detached Single Family  
 Style: Bungalow  
 Legal Plan: 2370IB Blk: 2 Lot: 15 Unit: UF:  
 Linc #: 0010782142

MLS#: C3586472  
 Postal Code: T3H 3X4  
 Zone: Zone C  
 Year Built: 1967

Title to Land: FSIM  
 Exclusion: N SRR: N Disc:  
 Warranty: None  
 Ownership: PRIV  
 Conform:  
 Restrictions: R-COV, UTILR

For all showings please TEXT Renata at 403-630-3991. Please Note: All deposits must be in the form of a Bank Draft or Certified Cheque made payable to SOTHEBY'S INTERNATIONAL REALTY CANADA.

This 1.54 acres +/- of land offers panoramic mountain and valley views. This corner lot is one of the original home owners in the area offers complete privacy perched over the valley. This original home is over 5000 sq ft of living space with completely separate living quarters for the larger families. Build your dream home with acreage living in the city or pursue subdividing based on city criteria and the existing zoning in place. The land and the views speak to the potential value and location with only minutes to the top schools in the city, shops with all amenities needed. With the new LRT in walking distance and less that 20 minutes to downtown makes this the ultimate location.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finish Lvl:	2
Baths:	0	1	4	4	0	0	Ensuite Bth:	0	0	0	0	0		Level	Mtr2
Addl Rms:	Bdrms Abv: 4			Total Bdrms: 6			Second Family Room			8.2x7.6	M	Main Lvl:	476.2	SqFt	5125.82
Living Room:	6.5x7.1		M	Master Bedrm:		4.2x5.1	M	Bedroom		4.3x4.7		L	Upper:		
Dining Room:	3.4x3.7		M	Bedrm 2:		4.5x4.8	M	Bedroom		4.5x5.1		L	Above Grd:	476.2	5125.82
Kitchen:	3.0x3.2		M	Bedrm 3:		6.1x6.7	M	Second Kitchen		4.5x5.2		M	Lower Lvl:	266.5	2868.61
Family Room:	6.7x8.4		M	Bedrm 4:		6.3x6	M	Recreation Room		8.2x10.1		L	Below Grd:	266.5	2868.61
Den:	5.4x4.3		M	Bonus Rm:									Total A.G.:	476.2	5125.82

Fin FP/Rgh-In: 2/ Fpl Fuel: Wood Only  
 Heating: 2F-A NGAS  
 Construction: Wood Frame  
 Exterior: Wood  
 Features: BALCY, DECK, DOGRF, HANDY, PATIO, VAULT, WRKSP  
 Goods Incl: DWBLT, OPEN1, REFR2, REFRG, STVEL, WASHR, DRYER  
 Site Infl: BTREE, CORNR, BEACC, GOLF, HSIDE, PLAY, PRIV, SUBDV, TRANS, TREED, VALLY, VMTN  
 Amenities:  
 Parking: Double Garage Attached, Double Garage  
 Virtual Tour:  
 Elem School:  
 Jr/Mid Schl:

Fireplace: Mantle  
 Roof Type: Asphalt Shingles  
 Foundation: Concrete  
 Basement: Walkout  
 Bsmt Dev: Fully Finished  
 Flooring: Carpet, Non-Ceramic Tile  
 Goods Excluded:  
 Lot Shape: Irregular  
 Frntg X Dpth: 130.5 TTL: 6230.0 m2  
 Zoning/Land Use: DC (pre 1P2007)  
 Tax Amt/Yr : \$ 3,775 / 2013 LI:  
 Brochure: <http://markdevernden.com>  
 High Schl:  
 Other Schl:

Front Exp: West

Condo Name: Condo: Incl:  
 Prk Encl/Unit/Type: 4 Prk Plan Desc:  
 Total Floors: Registered Size: Total Units: Floor Location: Floor #:  
 HOA:

Seller: Robert Leehuis  
 List Realtor: Mark Evernden ID: CEVERNMA Ph:403-829-3776 Fax: 403-592-7791  
 List Realtor Email: [mevernden@sothebysrealty.ca](mailto:mevernden@sothebysrealty.ca)  
 List Firm: SOTHEBY'S INTERNATIONAL REALTY CANADA Ph: 403-254-5315 Fax: 403-244-5315  
 List Realtor2: Renata M. Reid ID: CREIDREN Ph: 403-630-3991  
 List Firm2: SOTHEBY'S INTERNATIONAL REALTY CANADA Ph: 403-254-5315

Appt: LIST APPT  
 Appointment Ph: 403-630-3991  
 List Realtor Web: <http://markdevernden.com>  
 Occupancy: SELLR  
 Possession: /negotiable  
 Comm: 3.5% on first \$100,000, 1.5% on Balance

Renata  
 List Date: 09/21/13  
 DOM: 110 days

Pend Date: Sold Date: Entered: 09/21/13  
 Sold Term: Sold Price: Expiry Date: 05/31/14  
 Sell Firm: Sell Firm 2:  
 Sell Agent: Sell Agent 2: