Residential 2000 9 ST SW A LP: \$ 4,400,000



 Status:
 A
 MLS#:
 C3321497

 Area:
 Calgary
 Postal Code: T2T 1P2

 Community:
 MOUNT ROYAL 007
 Linc #:
 0013312236

Style: 2 Storey Type: Residential Detached Single Family Zone: Zone C New Home on Old Lot: Y Remod:

Year Built: 2007 Finish Lvls: 3

Mortgage: \$0 Cash Down: Due: Rate:

Payments: Lender:

Legal Plan: 179R Blk/UF: 27 Lot/Unit: 1
Easy to show but listing realtor must be present for all showings. Call John at 614 8363.

Prop Class: Single Family

Brand new architecturally designed estate home on one of Calgary's premiere Mount Royal streets. Designed/ built by housebrand. Unbroken city views, luxury appointments, and oversized corner lot combine to create a one of a kind opportunity. The main floor is a large open plan living space that opens onto both a south facing courtyard and north facing city view deck. Enjoy the view from the second floor master suite complete with a private outdoor terrace, extra large closet & ensuite. The two kid's bedrooms have walk in closets & ensuite baths. The basement has a family room with kitchenette, media room, gym, two bedrooms & 1.5 baths. There is an underground tunnel from the Irge basement mudroom to an oversized, heated three car detached garage with over height door & workroom. The landscaping includes reflecting pool, paved courtyard, and two ext. gas fireplaces. See brochure for all interior features incl a/c & media/tv package. Buyer to confirm all measurements. House must be seen to be believed.

Virtual Tour: Brochure:

<u>1Pc 2Pc 3Pc 4Pc 5Pc 6Pc</u>

Baths: 0 2 1 0 0 0 Elem School: Earl Grey

Directions:

Ensuite Bth: 0 2 0 1 0 Jr/Mid Schl: Mount Royal Bdrms Abv: 3 Total Bdrms: 5 Addl Rms: High Schl: Western Canada

Fin FP/Rgh-In: 5/ Fpl Fuel: Gas Only Other Schl: Schl Bus:

Triple Garage Detached, Insulated, Garage: Level Parking: Yes Mtr2 SqFt Heated, See Remarks, Shop Main LvI: 201.9 2173.25 Living Room: 6.4x5.9 M 5.6x5.0 U 1840.64 Master Bedrm: Second Family 6.7x3.5 Upper: 171.0 L

Dining Room: 4.7x4.6 M Bedrm 2: 6.2x3.0 U Media Room 4.6x4.4 L Above Grd: Kitchen: 6.6x4.8 M Bedrm 3: 4.6x3.9 U Laundry Room 3.0x1.0 M La

Kitchen: 6.6x4.8 M Bedrm 3: 4.6x2.8 U Laundry Room 2.9x1.9 M Lower Lvl: Family Room: 8.8x3.8 M Bedrm 4: 4.7x4.0 L

Pamily Room: 8.8x3.8 M Bedrm 4: 4.7x4.0 L Below Grd: 156.5 1684.57

Den: 4.3x4.1 M Bedroom 4.8x3.2 L Total: 372.9 4,013.90

Flooring: Carpet, Hardwood, Stone Roof Type: Asphalt Shingles
Foundation: Concrete Fireplace: Remarks

Exterior: Stucco, Stone, Wood Construction: Wood Frame

Heating Type: Forced Air-2 Basement: Full

Features: ACCEN, CEIL10, DECK, WUNIT Bsmt Dev: Fully Finished

Heat Fuel: Natural Gas

Goods Incl: REMKS, OVNBI, OVNMW, REFR2, STVGA, VACAT, Goods Excluded

WASHR, HOODF, DWBLT, DRYER, ALARM, OPEN2

Site Infl: VDWNT, TREED, REMKS, LNSCA, HSIDE Lot Shape: Irregular Front Exp: North

Amenities:

Conform: Real Property Report With Compliance/2007

Tax Amt/Yr: \$ 9,789 / 2007 LI:

Restrictions: N-KNW Warranty: Certified New Home Warranty Program

Condo Name: Ownership: PRIV Condo: HOA:

Prk Encl/Unit/Type: 3 Incl:

Prk Plan Desc: Registered Size:

Sell Firm:

Sell Agent:

Seller: Simpson Appt: APPT KCBS LIST John Brown

List Realtor: John Brown ID: BROWNJO1 Appointment Ph: 403-614-8363 List Date: 04/16/08

List Realtor Email: john.brown@housebrand.ca
List Realtor Web: http://www.housebrand.ca

List Firm: HOUSEBRAND REAL ESTATE LTD. Ph: 403-229-4330 Fax: 403-229-3821 Occupancy: SELLR

List Realtor2: Possession:/05/31/08 /immediate Exclusion: N

List Firm2: Comm: 3.5% first \$100k, 1.5% balance SRR: N

Pend Date: Sold Date: Sold Price: DOM: 0 days Entered: 04/16/08
Sold Term: Disc: Expiry Date: 07/31/08

Sell Firm 2: Sell Agent 2: