

7 Vantage Ridge Estates



Springbank



Rich walnut floors carry through the main level of this magnificent home where expansive room dimensions, walls of windows and panoramic Rocky Mountain views promise to take your breath away. This oversized dining area enjoys the cozy ambiance of the 2-sided gas fireplace and easy access to the kitchen.



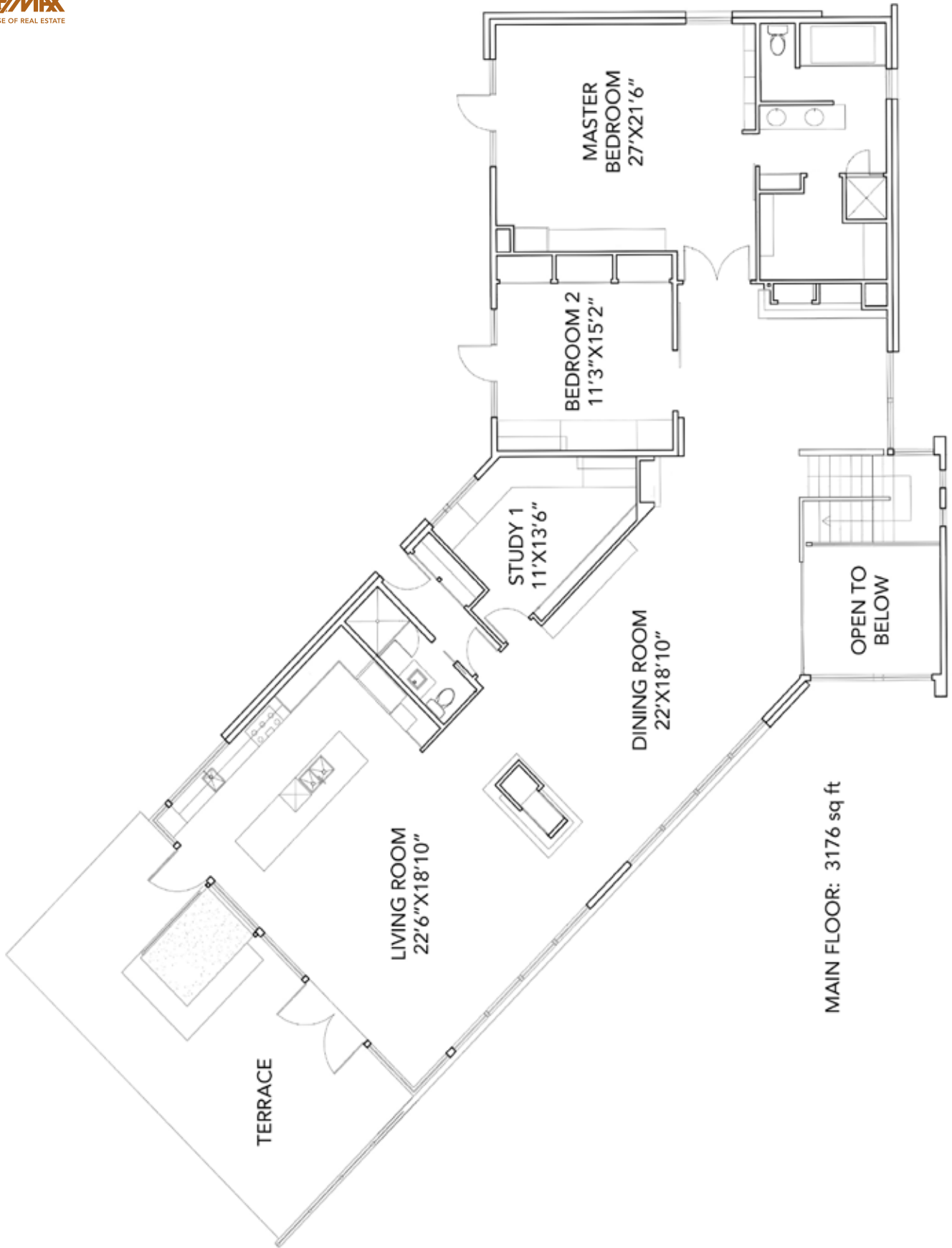
This bright, open floorplan means you can enjoy the panoramic views from nearly every room. The main floor is perfect for entertaining: sit down in the great room to enjoy the gas fireplace while chatting with the chef in the wide open, island-style kitchen.

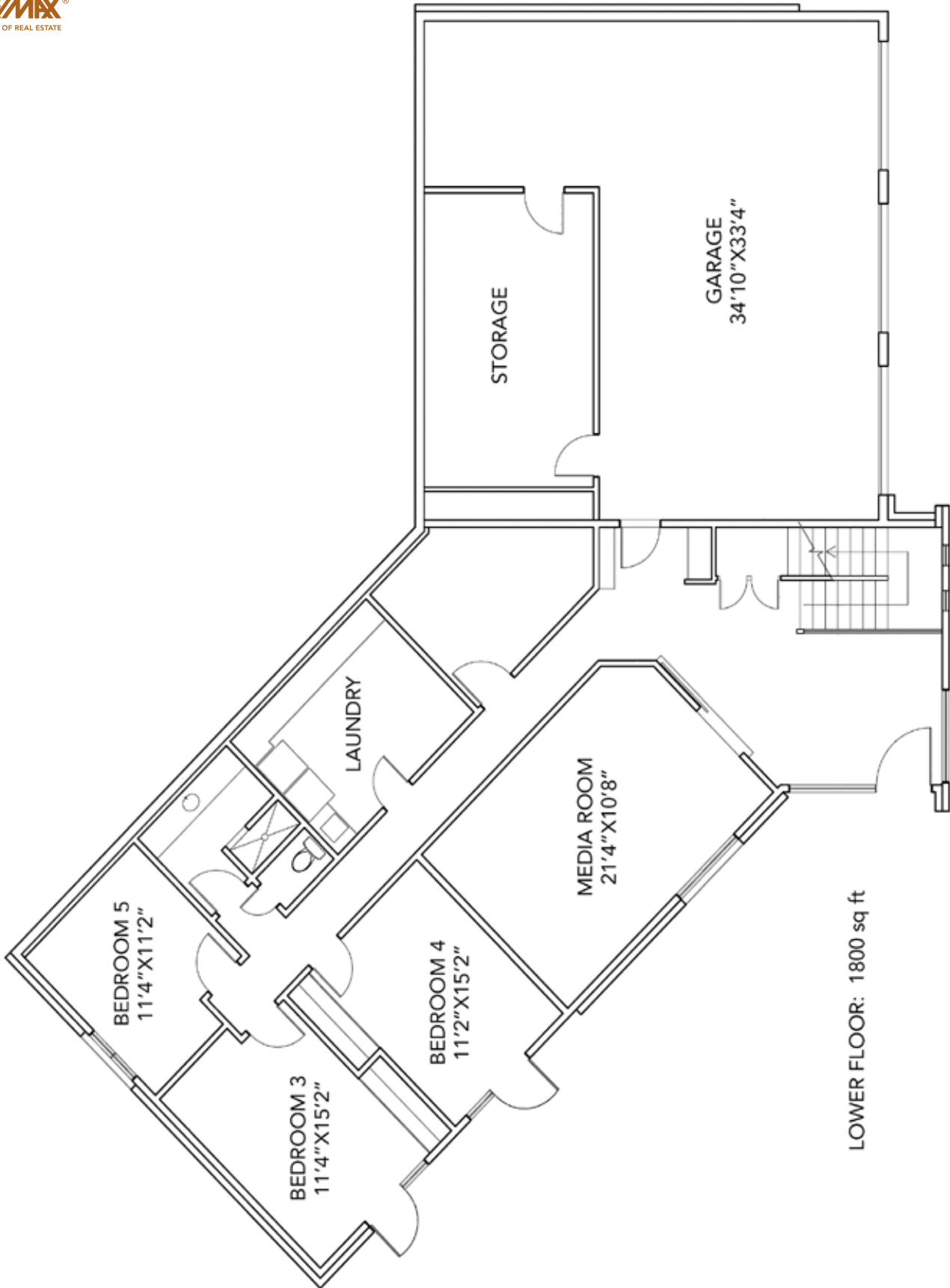


Outfitted with sleek quartz countertops, a top-of-the-line appliance package (including Miele gas range, Subzero fridge and built-in steamer), and handsome bleached oak & black-stained oak cabinetry. The island is host to a large eating bar - a fabulous space for casual dining!



Private, quiet and serene this oversized master bedroom is a welcome escape after a long day at the office. Garden doors lead onto the rear patio, where you can sip a coffee first thing in the morning or enjoy the dramatic sunsets over the Rocky Mountains.





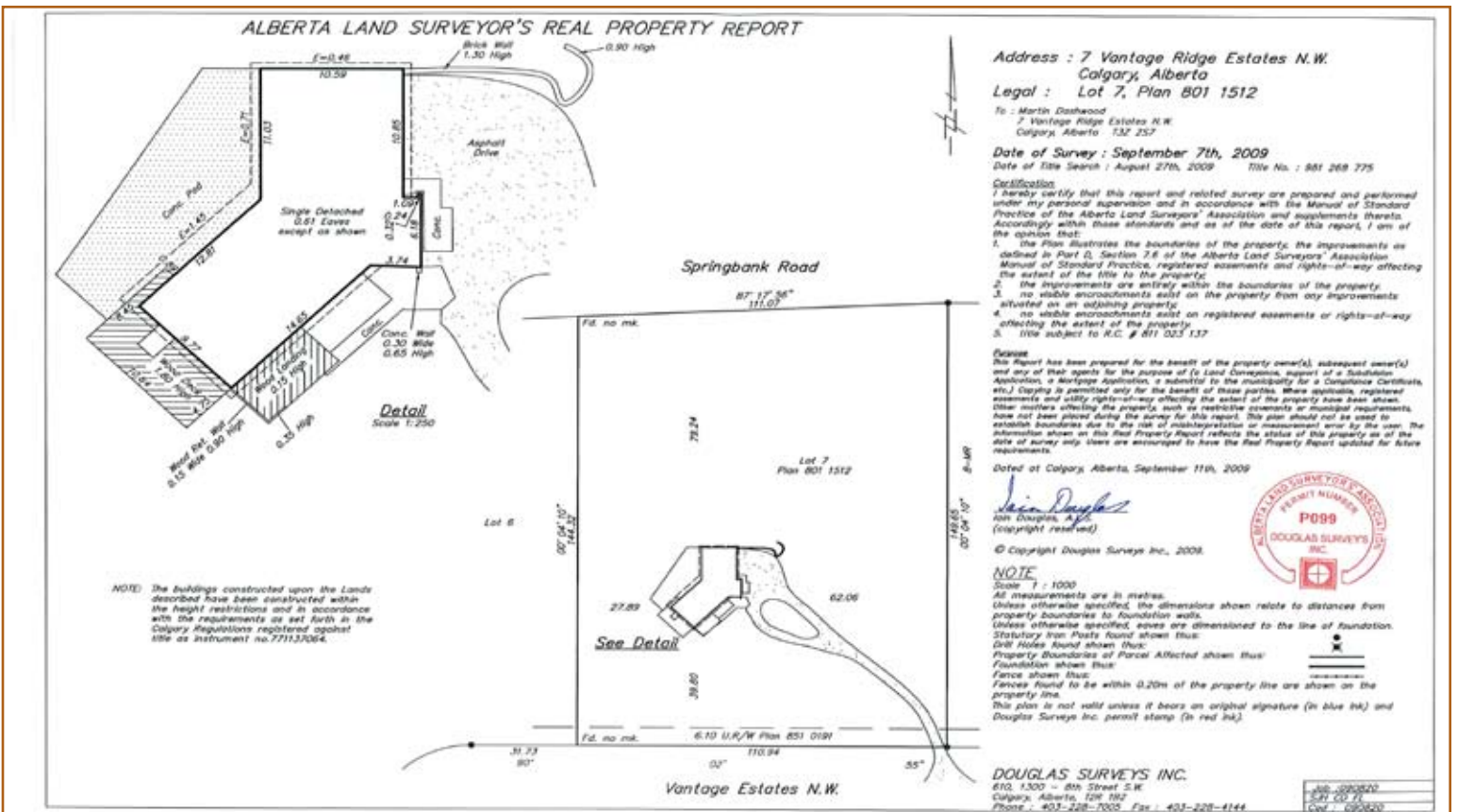
LOWER FLOOR: 1800 sq ft



The walkout level has been masterfully developed to include this home theater room which comes complete with projector and screen!



The main level family room is a cozy space to sit back and enjoy the view and the fire!



District:	Springbank	MLS:	C3423468
Legal:	Plan 8011512 Lot 7	Rooms:	7/2 with Study +3
Zoning:	Rural	Taxes:	\$7334 (2009)
Occupancy:	Seller	Year Built:	2007*

*Substantially updated on 1989 foundation

Style:	Bungalow with reverse walkout	PRICE:	\$1,475,000
Lot:	4.02 Acres	Downpayment:	\$1,475,000
Size:	3177 SqFt (295.1 m2)	Front Exposure:	East
(Lower):	1801 SqFt (167.3 m2)	Landscaped:	Yes with over 100 trees
Flooring:	walnut, limestone, wool carpet	Fenced:	Yes, partially
Heating:	Forced-Air (2) & In-Floor	Exterior:	Stucco, siding
Fireplace:	Yes (2) gas-fuelled	Possession Date:	45 days/negotiable

Main Level:		Walkout Level:	
Dining Area:	22'0" x 18'10"	Media Room:	21'4" x 10'8"
Great Room:	22'6" x 18'10"	Bedroom 3:	11'4" x 15'2"
Kitchen:	22'6" x 12'4"	Bedroom 4:	11'2" x 15'2"
Master Bedroom:	27'0" x 21'6"	Bedroom 5:	11'4" x 11'2"
Bedroom 2:	11'3" x 15'2"		
Study:	11'0" x 13'6"		
Family Room:	11'6" x 11'3"		
Bathrooms:	(3) 2 - 3 piece, 1 - 5 piece ensuite		
Basement:	Walkout: beautifully developed with in-floor heat		
Parking:	4 car attached garage, fully insulated + workshop (rough-in for gas heating) (34'10" x 33'4")		

Included in Price:

Stainless steel kitchen appliances to include: Miele gas countertop range, hoodfan, (2) Miele built-in ovens, Subzero Pro 48 French door fridge with (2) freezer drawers below, Miele microwave oven, Miele dishwasher; also included are all window coverings, (3) garage door openers with (3) remotes, alarm system, (2) high efficiency Carrier a/c, water softener & iron filter, projector & screen

Exclusions: washer & dryer

Remarks:

Nestled on a prime 4 acre lot with spectacular, unobstructed Rocky Mountain views this sophisticated home boasts all of the privacy & serenity of rural living while being only 30 minutes to downtown! Nothing has been overlooked: this home has been completely renovated with substantial new framing, new drywall throughout, new insulation to walls & ceilings, almost completely rewired, 95% re-plumbed, new roof, new furnaces, new windows & doors and so much more! A long list of impressive finishings: walnut hardwood, limestone tile floors, quartz countertops, built-in sound system, Sungate 500 glass for solar heating, 2 large new decks, commercial quality aluminum windows & doors, outdoor hot tub - the list goes on. The main level is expansive and open - walls of windows let you take in the breathtaking views from nearly every room. A 2-sided gas fireplace visually divides a large dining area and a spacious great room. The kitchen is a stylish, modern area for cooking with quartz countertops, top-of-the-line appliance package and bleached oak & black-stained oak cabinetry. The main level master bedroom is a quiet retreat with garden doors leading onto an expansive concrete patio. Main level is also host to a den, 2nd bedroom with patio access, family room with gas fireplace and full bath. The walkout level has been beautifully finished with a media room, 3 more bedrooms and a full bath. Whether you are looking for a contemporary space for entertaining or a comfortable home to relax and unwind, this country abode has it all - welcome home!

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

T 403 686 7800
F 403 685 3761
C 403 870 8811
sam@samcorea.ca

samcorea

