

samcorea

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WENTWORTH



15

WESTPARK PLACE, SW



With rich hardwood floors, a dramatic coffered ceiling and a thoughtful hutch niche, this beautiful dining room offers an ideal blend of elegance and function.



Whether you are sitting back to enjoy the view or chatting with guests before the cozy gas fireplace, this great room is a grand and intimate space with rich hardwood floors with a unique tile inlay, soaring 12' ceiling and dramatic window wall looking onto the landscaped rear yard and pond beyond.



Redefining sophisticated, luxurious kitchens this expansive gourmet's delight offers chic granite counters, eye-catching lighting, premium appliance package, convenient built-in wine rack and loads of storage in stylish cabinetry and the walk-thru pantry.



Ideal for casual dining, this breakfast nook features an eye-catching light fixture and sits before an impressive wall of windows that includes a garden door. The back deck enjoys a 2-sided gas fireplace (shared with the great room) and overlooks the adjoining park and pond: perfect for entertaining outdoors in the warmer months.



Double French doors lead from the main hall into this bright den. With handsome built-ins, a coffered ceiling and access from the foyer as well as the kitchen, this space is an ideal home office.



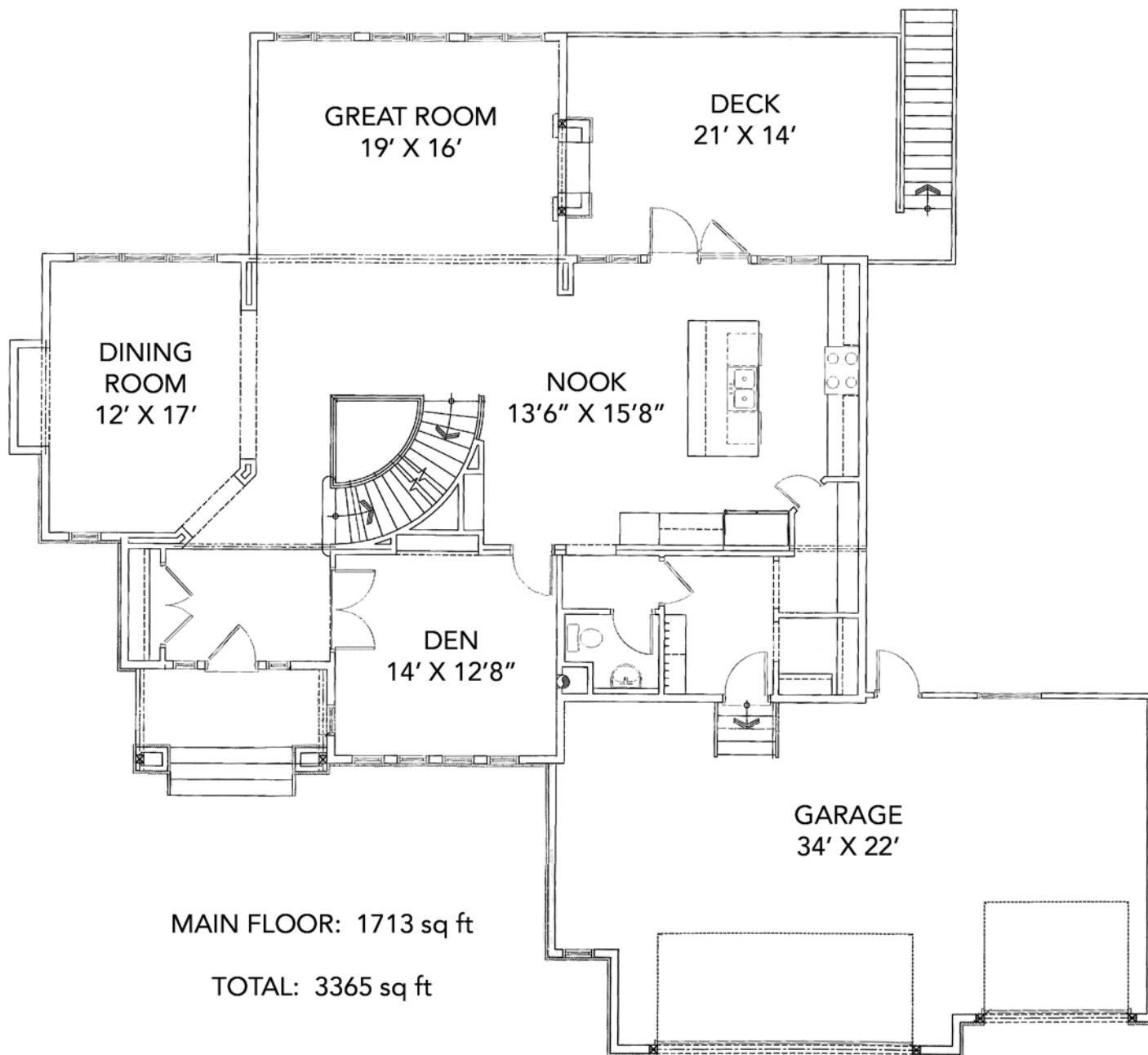
Ascend the elegantly curved staircase to relax after a long day. The comfortable loft space is perfect for a desk so that the kids can work on their homework or for an open library. Kick back in this spacious bonus room to take in the week's big sporting match or your favorite TV show.

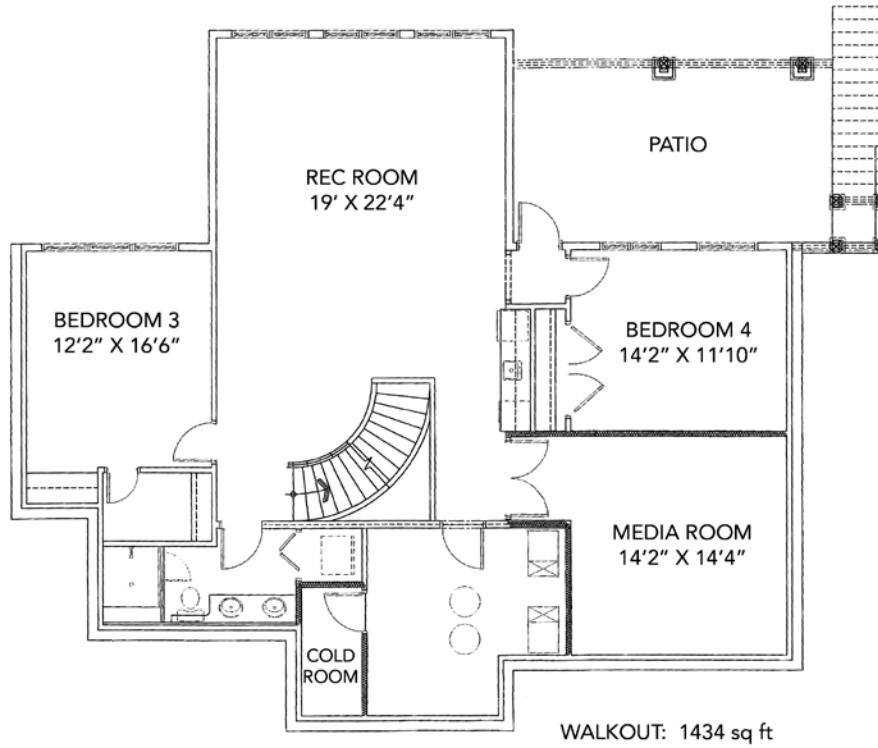
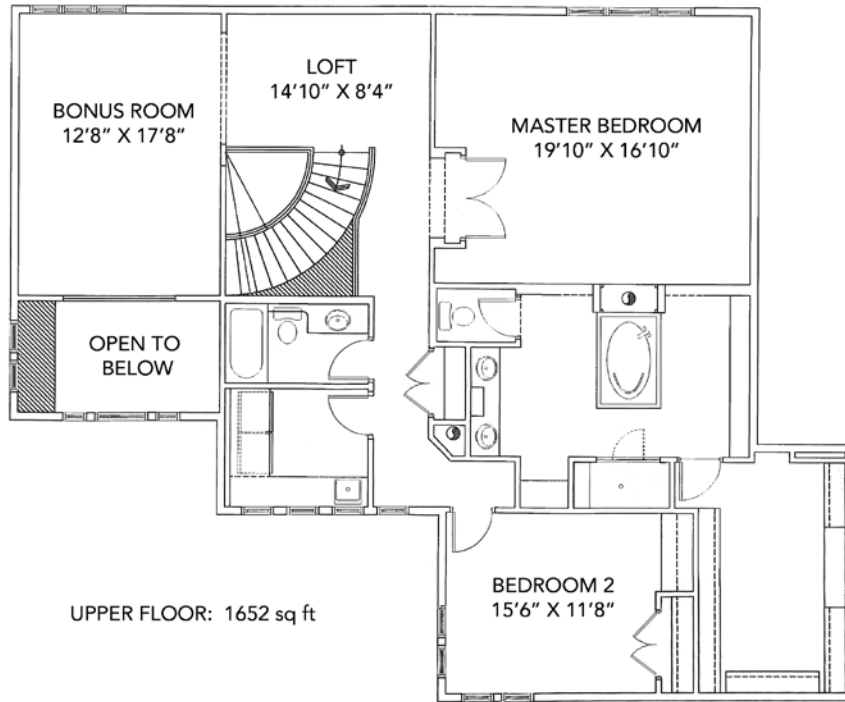


Enjoy an at-home getaway in this romantic master suite. Discover peaceful tranquility in the vaulted sleeping quarters which overlook the pond and enjoy the warmth and flicker of a 2-sided gas fireplace.



Soothe sore muscles and ease a busy mind in this spa-inspired master ensuite with floor-centered jetted tub and luxurious steam shower. A dual granite vanity and separate make-up desk provide plenty of space for 2 to get ready in the morning while a large walk-in closet is certain to provide all of the storage you could ask for!







Perfect for entertaining, this sprawling family room is host to a fireplace and adjoining games room, complete with fully-serviced wet bar; refreshing your guest's drinks will be a cinch.



Take in your favorite movie in this spacious media room with recessed ambient lighting, drop-down projection screen and surround sound system.



Sitting atop a prime lot in the estate community of West Park, this home backs directly onto a park, complete with a tranquil pond and walking paths.

*West Park*



315531 PASNICK

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



**VISTA GEOMATICS LTD.**  
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**WESTPARK PLACE S.W.**

2.45m to Back of Sidewalk

**DESCRIPTION OF PROPERTY**

**Lot(s)** 15  
**Block** 28  
**Plan** 061 0524

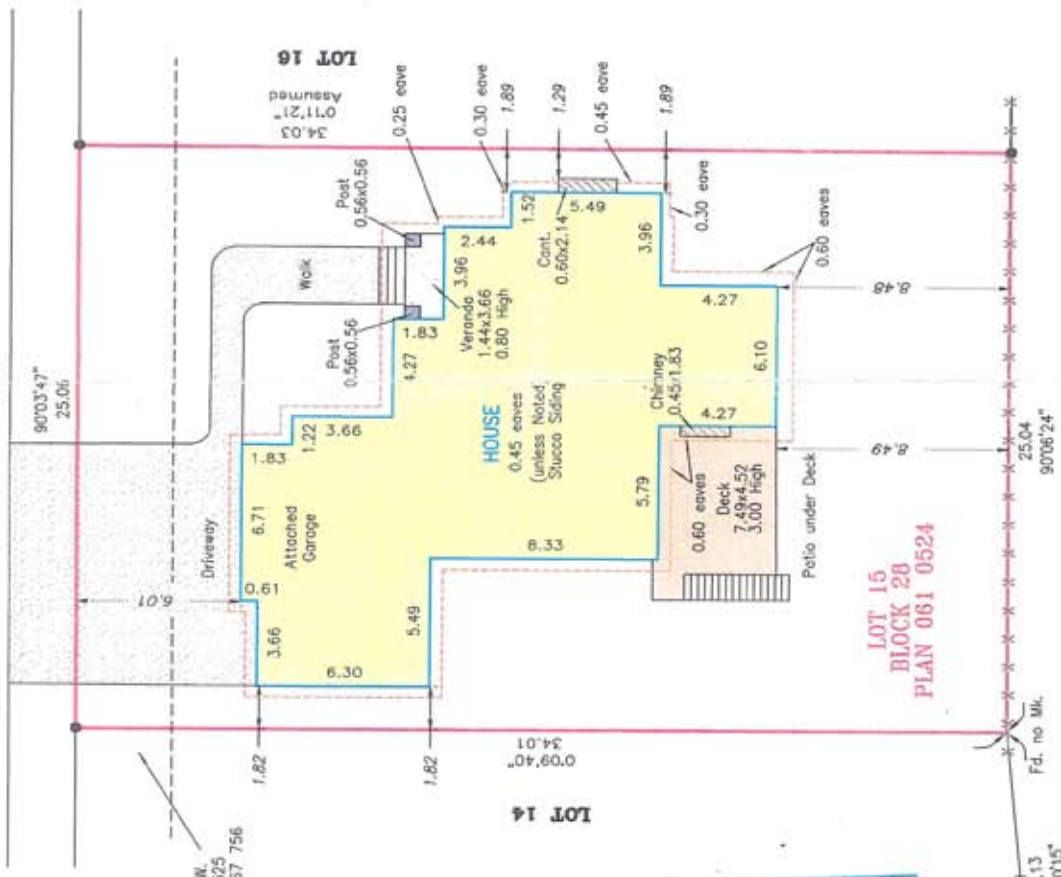
I, Cathy Spratt, Alberta Land Surveyor do hereby certify that the survey represented by this plan is true and correct to the best of my knowledge, and has been carried out in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice, as of the date of this Report. I am of the opinion that:

- The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property.
- The improvements are entirely within the boundaries of the property, except \_\_\_\_\_.
- No visible encroachments exist on the Property from any improvement situated on an adjacent property.
- No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, except \_\_\_\_\_.
- Title information is based on a title search dated October 8th, A.D., 2008, C. of T. No. 081 134 436. The dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
- Distances are in metres and decimals thereof.
- This document is not valid unless it bears an original signature (in blue ink) and a red Vista Geomatics Ltd. permit stamp.
- Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.
- Fences are within 0.20m of the Property Line unless otherwise noted.
- This survey was performed between the dates of: June 20th, 2007 and September 9th, 2008.
- Property is subject to Agreement Reg. No. 061 197 161 Restrictive Covenant, Easement and Utility Right of Way
- Main Floor Elevation = 37.07m



**LEGEND**

- ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN**
- Line Bar found shown that \_\_\_\_\_
  - Star found shown that \_\_\_\_\_
  - Surveyed iron Post found shown that \_\_\_\_\_
  - Circle (center) angle of arc shown that \_\_\_\_\_
  - Eaves are shown that \_\_\_\_\_
  - Line with arrow shown that \_\_\_\_\_
  - Line with arrow shown that \_\_\_\_\_
  - Building foundation shown that \_\_\_\_\_
  - Property line shown that \_\_\_\_\_
  - A denotes length of arc
  - Bk. denotes Back
  - Cont. denotes contour
  - E. denotes East
  - F. denotes face
  - G.L. denotes ground level
  - M. denotes mark
  - N. denotes North
  - N.A. denotes Not a Surveyed Access
  - N.S. denotes north
  - O.A. denotes Overlaid Drainage
  - R. denotes radius of arc
  - Reg. No. denotes registration number
  - R.L. denotes Right-of-Way
  - S. denotes south
  - U. denotes utility
  - W. denotes west



The City of Calgary (Municipal & Building Approval) **CERTIFICATE OF COMPLIANCE**  
 I certify that all of the information shown on this survey complies with the City of Calgary Land Use Bylaw 12P2007. This Certificate of Compliance is valid from the date of issue until the expiration date of the Bylaw 12P2007 and does not relate to any other legislation not to be included in this document. I warrant that the information provided is true and correct to the best of my knowledge and belief.  
 Date: **06-29-2008**  
 Cathy Spratt, A.L.S. (Signature)



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Dated this 17th day of October, A.D. 2008.

MUNICIPAL ADDRESS:  
 15 Westpark Place S.W.  
 Calgary, Alberta

(Signature)  
 Cathy Spratt, A.L.S.

CLIENT: Morrison Homes  
 FILE NO. 4470  
 SCALE 1: 200  
 Drawn by: L.Henderson  
 V.C. FILE NO. 07C064004

## PROPERTY FEATURES

<b>District:</b>	C075 - Wentworth	<b>MLS:</b>	C3505928
<b>Legal:</b>	Plan 0610524, Block 28, Lot 15	<b>Rooms:</b>	<b>8/2 + 2</b>
<b>Zoning:</b>	R-1	<b>Taxes:</b>	\$8,786 (2011)
<b>Occupancy:</b>	Seller	<b>Year Built:</b>	2007

<b>Style:</b>	2 Storey with Walkout	<b>PRICE:</b>	<b>\$1,595,000</b>
<b>Lot:</b>	82' x 112' (25.06m x 34.03m)	<b>Front Exposure:</b>	North
<b>Size:</b>	3365 SF (312.62 m2)	<b>Landscaped:</b>	Yes, professionally
<b>(Lower):</b>	1434 SF (133.22 m2)	<b>Fenced:</b>	Yes
<b>Flooring:</b>	Hardwood, carpet, tile	<b>Exterior:</b>	Stucco, stone
<b>Heating:</b>	Forced-Air (2)	<b>Roof Type:</b>	Asphalt shingles
<b>Fireplace:</b>	Yes (3) gas-fuelled	<b>Possession Date:</b>	45 days/negotiable

MAIN LEVEL		UPPER LEVEL	
<b>Den:</b>	14'0" x 12'8"	<b>Master Bedroom:</b>	19'10" x 16'10"
<b>Great Room:</b>	19'0" x 16'0"	<b>Bedroom 2:</b>	15'6" x 11'8"
<b>Kitchen:</b>	Island-style	<b>Loft:</b>	14'10" x 8'4"
<b>Nook:</b>	13'6" x 15'8"	<b>Bonus Room:</b>	12'8" x 17'8"
<b>Dining Room:</b>	12'0" x 17'0"	<b>Rec Room (bsmt):</b>	19'0" x 22'4"
<b>Media Room (bsmt):</b>	14'2" x 14'4"	<b>Bedroom 3 (bsmt):</b>	12'2" x 16'6"
		<b>Bedroom 4 (bsmt):</b>	14'2" x 11'10"
<b>Bathrooms:</b>	(4) 1 - Two piece, 2 - Four piece, 1 - Six piece ensuite		
<b>Basement:</b>	Walkout: fully finished to include a large rec room with wet bar, 2 bedrooms, media room & full bath		
<b>Parking:</b>	Triple attached garage with remote door access (34'0" x 22'0")		

## INCLUDED IN PRICE

Stainless steel kitchen appliances to include: Wolf (6) element gas range, integrated Sub-Zero French door fridge, Ventahood hoodfan, LG microwave, integrated Miele dishwasher, (2) integrated Sub-Zero fridge drawers, integrated Sub-zero French door 200 bottle wine fridge, Miele built-in coffee machine and garburator; also included are all window coverings, vacuum system & all attachments, (2) garage door openers with (3) remotes, alarm system, lawn sprinkler system, Whirlpool stacked washer & dryer (in walkout), (2) air-conditioners, water softener, wet bar appliances: black Danby bar fridge, wine fridge, white Samsung microwave, integrated Bosch dishwasher, 106" projection screen in media room

Exclusions: upper level washer & dryer

## REMARKS

Absolutely stunning executive home sits on a large lot, backing South onto a tranquil pond in desirable West Park boasts an astounding 3365 SqFt plus developed walkout, a total of 4 bedrooms and a triple attached garage. This is the ultimate home for both formal entertaining and everyday, casual family living alike! Elegant finishing details include rich hardwood floors, top-of-the-line appliances, extensive built-ins, 2-sided gas fireplaces (including 1 shared with the South back deck), chic granite countertops, soaring ceilings, and huge windows. Main floor: sunny den, elegant dining room, beautiful gourmet's kitchen with breakfast nook & dramatic great room with gas fireplace. Upstairs: bright loft area, spacious bonus room, impressive owner's suite with 2-sided gas fireplace & luxurious ensuite, plus 1 additional bedroom, full bath & convenient separate laundry. The walkout level has been masterfully developed with a vast entertainment space including a family room, games area & wet bar; fully equipped media room, 2 additional bedrooms and full bath also downstairs.

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

# 15

## WESTPARK PLACE, SW

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samcorea

**RE/MAX**<sup>®</sup>  
HOUSE OF REAL ESTATE

SCAN CODE FOR MORE PROPERTY DETAILS & PHOTOS

A QR code is simply a barcode on steroids, designed to be read by a Smartphone. They are used for encoding information in two-dimensional space — like in magazines, on signs, buses, business cards and more. The information encoded may be text, a URL, or other data. So, how do you read one of these codes? All you need is a Smartphone with a QR reader (a cell phone with a camera that is connected to the internet). If your phone doesn't already have a QR Reader built in, there are many free QR Reader apps in you phone's App Store. Now that you know what they are, have fun with them and start scanning!

