

47 Spring Meadows Lane



Springbank



This expansive island-style kitchen promises to be the social center of this home! This kitchen offers plenty of space for the whole family to help with meal preparation, loads of storage in timeless white cabinetry, a thoughtful telephone desk, an open breakfast nook with 3-sided gas fireplace and rich hardwood floors.



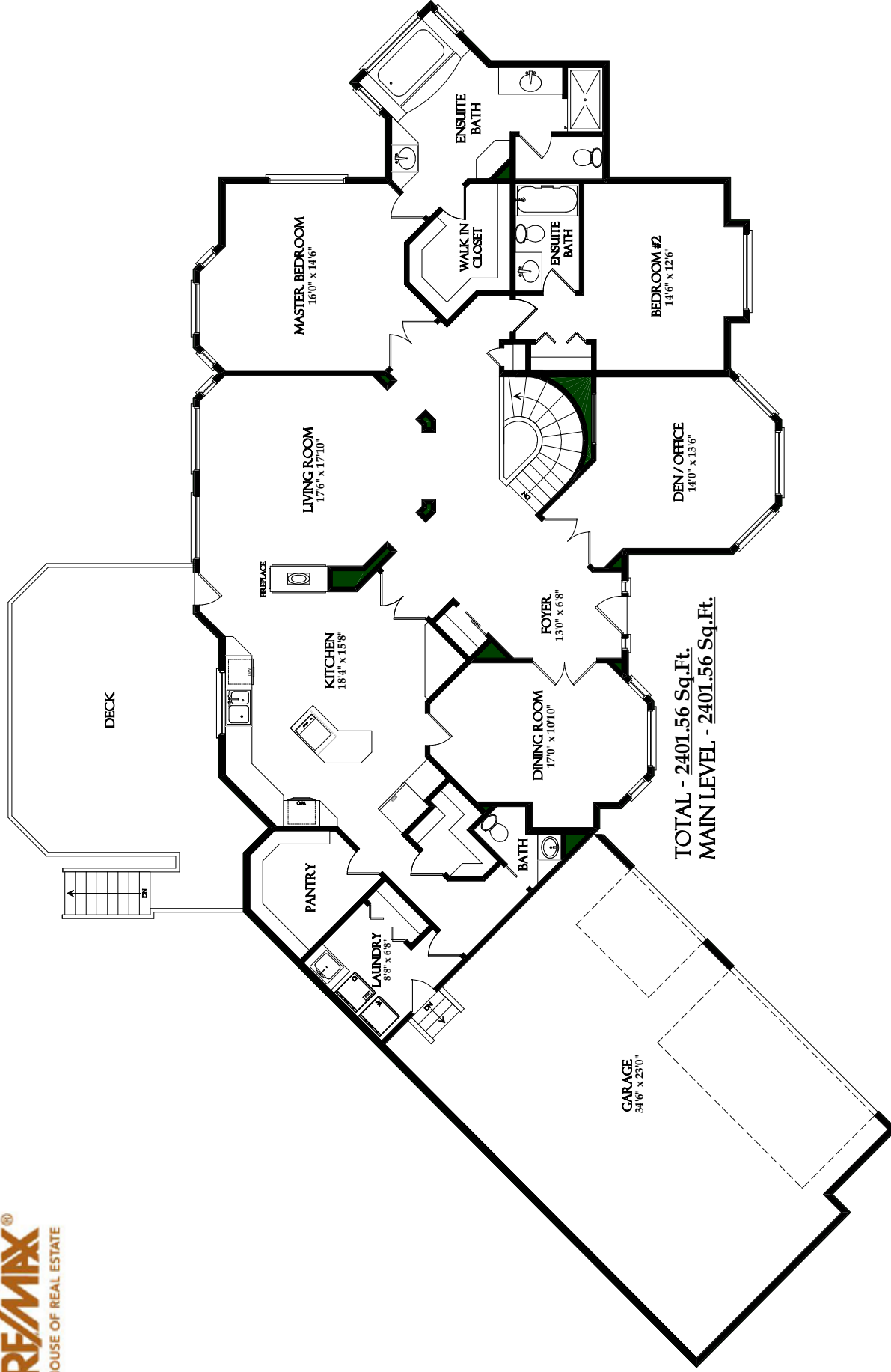
Set your gaze to the majestic Rocky Mountains and enjoy the dazzling colors of impressive sun sets in this spacious great room with soaring ceiling, cozy gas fireplace and dramatic wall of windows.



No need to brave Calgary's blustery winters to indulge in a soothing soak here! This solarium allows you to enjoy the panoramic views from the hot-tub while exiting onto heated floors - now that's luxury.



The walkout level has been developed as an entertainer's paradise with a handsome oak bar, a large rec room with built-in media storage and a 3-sided gas fireplace.



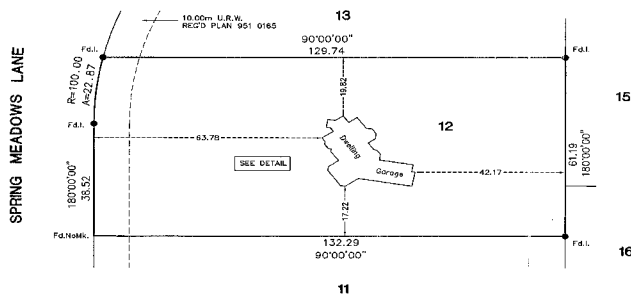


BASEMENT - 2509.11 Sq.Ft.

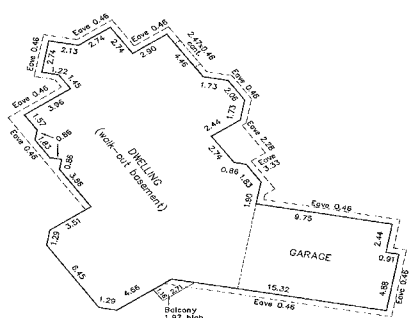


Sitting atop an impressive 2+/- acre lot with Rocky Mountain views, this home offers the best in country living. Enjoy outdoor playtime with the kids & dog in your wide open yard, or take in a barbeque on the main level deck, where the guests are sure to enjoy taking in the view.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



DETAIL • 1:250



LOT(S): 12
 BLOCK(S):
 REG'D PLAN No.(s) 951 0164

Municipal Address :
 M.D. OF ROCKY VIEW No.44
 ALBERTA

Certificate of Title Number(s) : 961 076 438 For: CHANDLER HOMES
 P.O. BOX 83006
 Date searched: SEPT.23, 1996. 206 - 11625 ELBOW DRIVE S.W.
 The survey was completed : 4th day of OCTOBER, 1996. CALGARY, ALBERTA

CERTIFICATION:
 I hereby certify that this Report was prepared and performed under my personal supervision and in accordance with the Manual of Good Practice of the Alberta Land Surveyors Association and supplements thereto. Accordingly within those standards as of the date of this Report, I am of the opinion that:
 1. the Plan illustrates the boundaries of the Property, the permanent visible improvements situated thereon (the "Improvements"), registered easements, rights-of-way, and other registered instruments affecting the extent of title to the Property;
 2. the Improvements are entirely within the boundaries of the Property;
 3. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
 4. no visible encroachments exist on registered easements, rights-of-way or other registered instruments affecting the extent of property;

PURPOSE:
 This Report and the related Plan and Survey have been prepared and performed only for the benefit of the Client; the Client's purchaser (if this was prepared to facilitate a sale) and any of their legal advisors and lenders/mortgagees. Copying is permitted only for the benefit of those parties.
 Where applicable, registered easements, utility rights-of-way, and other registered instruments affecting the extent of the property have been shown on the Plan. Unless otherwise shown, property corner markers have not been placed during the Survey for this Report. The Plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

NOTES :
 Property is subject to the following Encumbrances, Liens and Interests:
 1. Utility easement registration number(s) 951 013 736
 2. Restrictive covenant, caveat, etc. registration number(s) 951 013 732 , 951 013 733 , 951 013 739

LEGEND: Statutory iron post found ● F&I
 Found no mark □ F&I mark
 Distances are expressed in metres and decimals thereof.
 U.R.W. denotes Utility-Right-of-Way
 All eaves are measured to the face

Dated this 7th day of OCTOBER, 1996.
 at the City of Calgary

WAYNE E. BERG, ALBERTA LAND SURVEYOR
 © Wayne E. Berg, Alberta Land Surveyor, 1996.
 Scale : 1:1000 Date: OCT 7, 1996 File No.:
 Drawn by : L.V. Chk'd by : T.L.S. S. 10656-96



KELLAM BERG
 ENGINEERING & SURVEYS LTD.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PLANNERS
 (403) 610 0900

District:	Springbank		
Legal:	Plan 9510164 Lot 12	Rooms:	6/2 with Den +3
Zoning:	Rural	Taxes:	\$6437 (2009)
Occupancy:	Seller	Year Built:	TBV

Style:	Bungalow with Walkout	PRICE:	\$1,195,000
Lot:	2 Acres +/-	Downpayment:	\$1,195,000
Size:	2402 SqFt (223.1 m2)	Front Exposure:	East
(Lower):	2509 SqFt (233.09 m2)	Landscaped:	Yes
Flooring:	Hardwood, carpet, tile, lino	Fenced:	No
Heating:	Forced-Air (1) & In-Floor	Exterior:	Stucco
Fireplace:	Yes (2) gas-fuelled	Possession Date:	90 days/negotiable

Main Level:		Walkout Level:	
Den/Office:	14'0" x 13'6"	Rec Room:	24'0" x 19'10"
Great Room:	17'6" x 15'8"	Dry Bar:	13'6" x 11'8"
Dining Room:	17'0" x 10'10"	Sun Room:	25'6" x 15'6"
Kitchen:	18'4" x 15'8"	Fitness Room:	13'4" x 13'0"
Laundry:	8'8" x 6'8"	Bedroom 3:	14'6" x 12'10"
Master Bedroom:	16'0" x 14'6"	Bedroom 4:	14'2" x 13'8"
Bedroom 2:	14'6" x 12'6"	Bedroom 5:	14'0" x 13'6"
Bathrooms:	(5) 1 - 2 piece, 1 - 4 piece, 1 - 4 piece ensuite, 1 - 5 piece Jack n Jill ensuite, 1 - 5 piece ensuite		
Basement:	Walkout: fully finished with in-floor heat; 3 bedrooms, 2 baths, fitness room, rec room, bar & solarium		
Parking:	Triple attached garage with in-floor heat & remote door access (34'6" x 23'0")		

Included in Price:

White kitchen appliances to include: Maytag flat surface countertop cooktop, Kitchenaid oven, Maytag fridge, Panasonic microwave, dishwasher; also included are vacuum system & all attachments, (2) garage door openers with (2) remotes, hot tub (included "as-is"), water softener, bar fridge

Exclusions: wall hanging near staircase & lower front bedroom, bookcase in upper kids room

Remarks:

Sitting atop a prime, 2 Acre +/- lot in Springbank, this walkout bungalow offers a total of 4911 SqFt of developed living space, 5 bedrooms, a triple heated garage and impressive Rocky Mountain views from every level. The main level boasts large room dimensions, oversized windows, high ceilings and an open floorplan: perfect for entertaining & everyday family living alike. Main floor is host to a bright den: the perfect home office, an elegant formal dining room, a truly "great" great room, a large island-style kitchen with plenty of storage and a sunny breakfast nook and 2 large bedrooms both boasting ensuite baths (including a large master suite with Rocky Mountain views). The walkout level is perfect for casual entertaining with a large rec room complete with built-in media storage, a handsome oak serving bar, a dramatic sun room with luxurious hot-tub, convenient fitness room and 3 additional bedrooms. Dine outdoors in the warmer months on a huge main level deck with glass surround. Bring your family to experience the best in country living, only minutes from the downtown core...welcome home!

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