

samcorea

SAM

STRATHCONA PARK



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STRATHROY BAY, SW

RE/MAX[®]
HOUSE OF REAL ESTATE

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The updated kitchen features an open layout ideal for entertaining as well as granite countertops, honed slate flooring, convenient centre island, newer appliances, large bay window & access door to the deck in the large backyard with views of the ravine to the south.



The family room features a cozy wood burning fireplace flanked by a floor-to-ceiling window on one side & a sliding door (with access to deck) on the other, both of which flood the room with lots of natural light during the day.

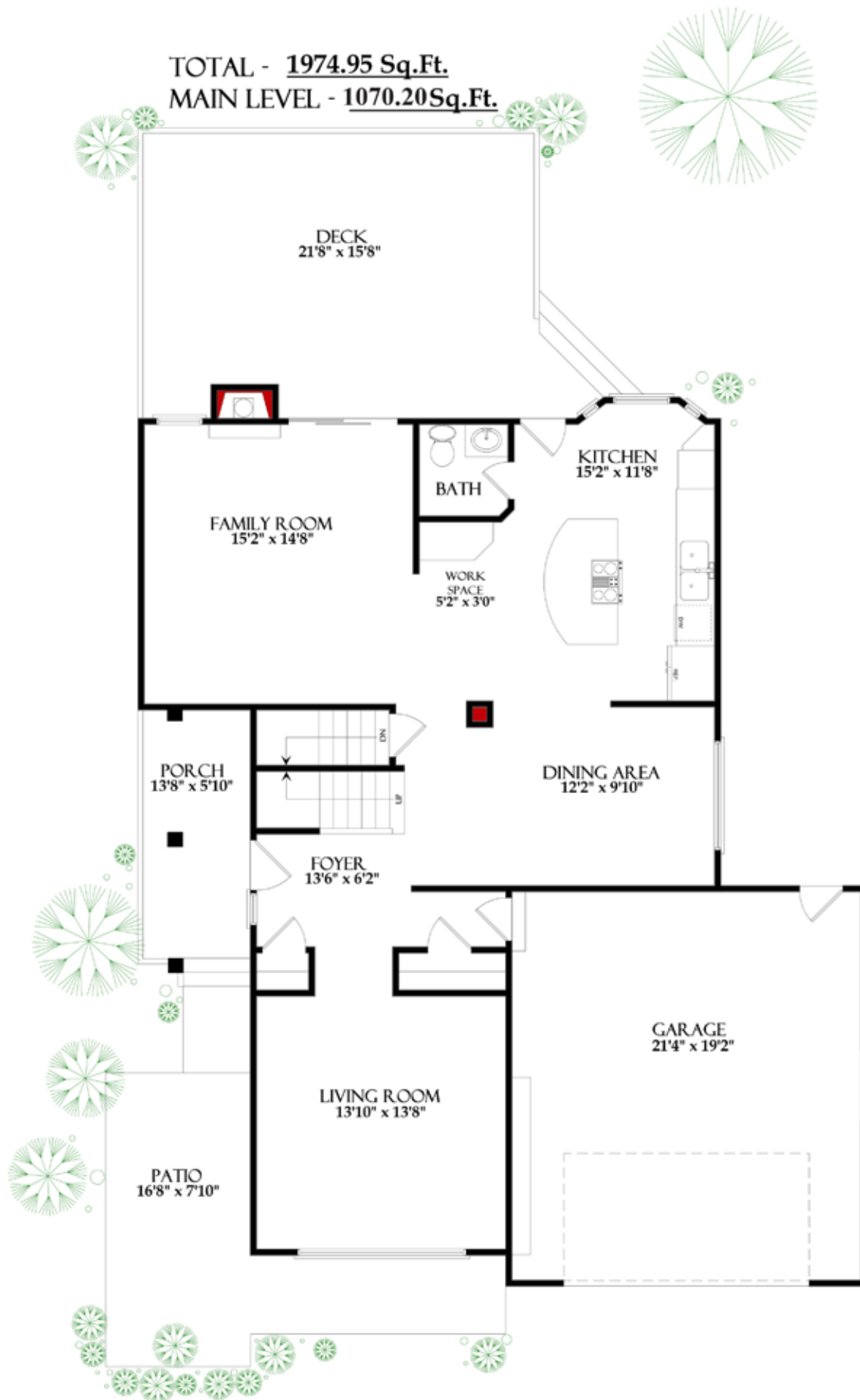


This dining room is perfect for large family gatherings; the open plan allows for your dining room table to be expanded to accommodate a large group. The natural stone flooring and the light fixture have been updated and there is a picture window overlooking the sideyard.

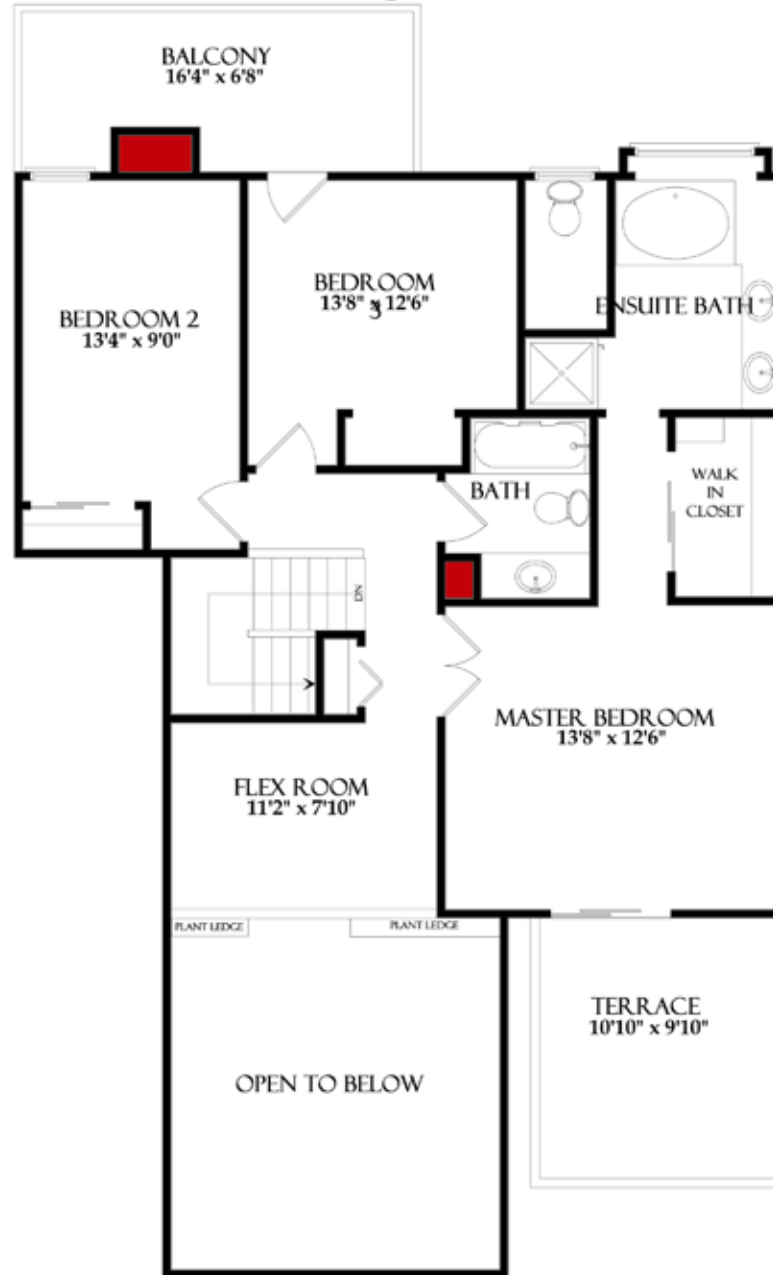


This home is located on a quiet cul-de-sac & backs onto a natural ravine. A huge deck in the backyard & a second level balcony off the third bedroom allow you to take full advantage of the stunning ravine views to the south.

TOTAL - 1974.95 Sq.Ft.
MAIN LEVEL - 1070.20 Sq.Ft.



UPPER LEVEL - 904.75 Sq.Ft.





The bright five piece ensuite boasts a skylight, large picture window with plant ledge, soaker tub, shower, separate water closet, his/her stainless steel sinks, newer tile flooring & updated light fixtures.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Address : 35 Strathroy Bay S.W.
 Calgary, Alberta
 Legal : Lot 31, Block 1, Plan 791 0797

To: Smith Smith
 501, 1300 - 8th Street S.W.
 Calgary, Alberta T2R 1B2

Date of Survey: May 29th, 2004 Title No.: 891 193 826
 Date of Title Search: April 6th, 2004

Certification
 I hereby certify that this survey and Plan was prepared and performed under my personal supervision and in accordance with the Manual of Standard 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 and rights-of-way affecting the Property;
2. no visible encroachments exist on the Property from any improvements situated on an adjoining property;
3. no visible encroachments exist on utility rights-of-way or easements within the Property boundaries, except as shown; fence;
4. the improvements are entirely within the boundaries of the Property;
5. this is subject to U.R./W Plan 791 1677 @ U.R./W # 791 103 310.





DISCLAIMER
 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 and utility rights-of-way have been shown. Other matters affecting the property, such as restrictive covenants or municipal requirements, have not been illustrated. Unless otherwise shown, property corner markers have not been placed during the survey for this report. This Plan should not be used to establish property boundaries due to the high degree of risk of the user making an error in measurement.

Dated at Calgary, Alberta, June 1st, 2004

John Douglas
 John Douglas, A.L.S.
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NOTE

Scale - 1: 250
 All measurements are in metres.
 Unless otherwise specified, the dimensions shown relate to distances from property boundaries to foundation walls.
 Unless otherwise specified, eaves are dimensioned to the line of foundation.
 Statutory Iron Posts found shown thus: 
 Property Boundaries of Parcel Affected shown thus: 
 Foundation shown thus: 
 Fence shown thus: 
 Fences found to be within 0.20m of the property line are shown on the property line.
 This plan is ineffective if it does not bear a live signature and permit stamp (red).



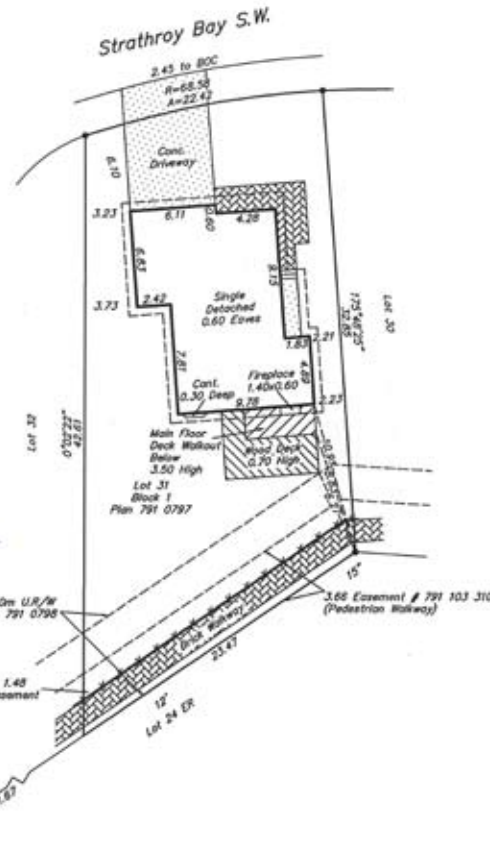
DOUGLAS SURVEYS INC.
 610, 1300 - 8th Street S.W.
 Calgary, Alberta, T2R 1B2
 Phone : 226-7005 Fax : 226-4144

Job No. : 040776

040776

RR MK MK

The City of Calgary Development & Building Approvals
CERTIFICATE OF COMPLIANCE
 Provided that all the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use Bylaw 4798. This Certificate of Compliance remains valid at the following condition requirements of the Land Use Bylaw 4798 and does not relate to the requirements of any future provincial or other municipal legislation or to the terms or conditions of any agreement, contract or building approval agreement or other document or agreement. This certificate is issued on the condition that the applicant is responsible for the accuracy of the information shown on this survey plan.
Janet J. Hogg
 Director of Building Approvals



PROPERTY FEATURES

District:	C051 – Strathcona Park	MLS:	C3505556
Legal:	Plan 7910797, Block 1, Lot 31	Rooms:	7/3 & Den
Zoning:	R-C1	Taxes:	\$3,208 (2011)
Occupancy:	Seller	Year Built:	1980

Style:	2 Storey	PRICE:	\$ 679,000
Lot:	73' x 140' (22.4m x 42.6m)	Front Exposure:	North
Size:	1974 SF (183.5 m2)	Landscaped:	Yes
(Lower):	757 SF (70.4 m2)	Fenced:	Yes
Flooring:	Honed slate & Carpet	Exterior:	Brick & Wood
Heating:	Forced-Air (2) * Brand New January 2012	Roof Type:	Asphalt shingles
Fireplace:	Yes (1) Wood-burning	Possession Date:	90 days/negotiable

MAIN LEVEL		UPPER LEVEL	
Living Room:	13'10" x 13'8"	Master Bedroom:	13'8" x 12'6"
Dining Room:	12'2" x 9'10"	Bedroom 2:	13'4" x 9'0"
Kitchen:	15'2" x 11'8"	Bedroom 3:	11'2" x 9'6"
Family Room:	15'2" x 14'8"	Den:	11'2" x 7'10"
		Rec Room (bsmt):	23'8" x 11'8"
		Gym (bsmt):	22'2" x 12'0"
Bathrooms:	(3) 1 - Two piece, 1 - Four piece, 1 - Five piece ensuite		
Basement:	Full: Fully finished to include a 2nd family room as well as a rec room,/gym area & a large laundry room		
Parking:	Double attached garage with remote door access (21'4" x 19'2")		

INCLUDED IN PRICE

Black kitchen appliances to include: Jenn-Air smooth top Stove with downdraft, Dacor Fridge, LG Dishwasher & Garburator; also included All window coverings, Vacuum System with all Attachments, (1) Garage Opener with (2) Remotes, (2) Air Conditioning Units, Washer & Dryer

REMARKS

Picture perfect location, backing onto the ravine, in a hidden cul-de-sac, walking distance to public & separate elementary schools! Spacious 2-storey with updated kitchen & bathrooms, two new high efficiency furnaces and updated flooring. The open planned kitchen offers maple cabinets, centre island/eating bar, granite countertops, honed slate flooring & backsplash, bay window overlooking ravine, and adjacent built-in telephone/computer desk with granite top. There is a large open dining room with honed slate flooring, designer light fixture & a picture window overlooking the sideyard. The adjoining family room has a wood-burning fireplace, gallery lighting, lots of natural light & sliding doors to a large deck. Also on the main floor is a formal living room (or perhaps a music room or library?) with vaulted ceiling as well as a conveniently located two-piece bathroom with raised bowl sink. Upstairs there is an open den (the perfect place for kids to study, or a quiet spot to read) and three bedrooms including the master suite with double door entry, sliding doors to a private terrace, walk-in closet with mirrored door and updated five-piece ensuite with soaker tub, separate shower and water closet, hone slate flooring & vanity countertop with stainless steel sinks, skylight & views of the ravine. The two additional bedrooms both overlook the ravine and one has a glass door opening to a private balcony. The basement is developed with a large laundry room, a second family room and a rec room/gym area. The tranquil south backyard is landscaped and fenced and there is a large wooden deck with frosted glass privacy panels & metal railings.

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

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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!

