



3616 – 9th Street SW

3,290 Sq/ft + 2,800 Sq/ft (lower)

This Stunning home has a very luxurious and contemporary feel throughout the 6,000sq/ft of developed space. Oodles of natural light invites you into the main foyer and open concept main level. The walnut kitchen has two islands, loads of storage space, granite counter tops, Wolf/Sub Zero appliances, 10' ceilings and a spectacular modern design. The upper level includes 3 bedrooms, each with ensuites and remarkable 462 sq/ft master retreat featuring a gigantic walk in closet, heated tile floors, a massive two person shower, large soaker tub, steam, fireplace, his and hers vanities and gorgeous walnut accents. In the lower level, the tunnel to the detached triple garage keeps you cozy in the frigid winter. Also in the basement: 9' ceilings, tons of windows, heated floors, 2 bedrooms, 2 bathrooms, media room, rec room, wet bar, wine cellar, gym, another ½ bathroom, flex room and mud room. In the summer, entertain friends on the large concrete patio featuring a bbq station and fireplace. This remarkable home is designed to perfection.

- 3 + 2 Bedrooms (3 upper bedrooms include ensuites)
- The gorgeous home features brilliant walnut accents and built-ins throughout plus the cutting edge talents of a professional design team.
- The finest quality custom millwork and cabinets in the kitchen, ensuites, laundry, office, bar, media room, wine cellar, and pantry.
- Granite in the kitchen, bathrooms, and laundry room
- This master retreat is unparalleled - with large walk-in closet with custom built-ins, fireplace, a large soaker tub, a huge two person steam shower and in-floor heat under the gorgeous tile.
- Hardwood and tile throughout the main and second levels. (2 bedrooms w/ carpet)
- 10' ceilings on the main level, 9' ceilings on upper and lower levels
- 4 Fireplaces inside and another fireplace outside nestled beside a BBQ station
- 2 bedrooms, 2 ½ bathrooms, wet bar, wine cellar, media room, rec room, gym, mudroom, tunnel and flex room, as well as multiple zone in-floor radiant heat, lots of natural light and 9' ceilings completes the lower level.
- The retractable wall in the two tiered theatre room is custom made and allows for greater privacy on "movie night".
- Double stackable washer and dryer are featured in the large laundry room.
- Triple car detached garage (with tunnel)
- High efficiency furnaces (2) and energy efficient boiler system.

\$2,999,999



Listing Information	3616 -9th Street SW
Property Type	Single Family
Property Style	2 Storey
Address	3616 -9th Street SW
City	Calgary
Status	90% Complete
Bedrooms	5
Full Bthrooms	6
Half Bathrooms	1
Neighborhood	Elbow Park
MLS Number	C3496294
Listing Date	Oct 11 2011
Listing Price	\$2,999,999.00
Annual City Taxes	\$5,104.00
Tax Year	2011
General Information	
Total Developed Space	6,090 sq/ft
Finished Levels	3
Main Level Sq/ft	1,650
Upper Level Sq/ft	1,640
Lower Level Sq/ft	2,800
Above Grade Sq/ft	3,290
Lot Size	6,000 Sq/ft
Frontage	50'
Depth	120'
Lot Shape	Rectangle
Front Exposure	West
Year Built	2012
Additional Information	
Heating Type	Forced Air
Heating Fuel	Natural Gas
Efficiency Rating	98%
Construction	Wood Frame
Foundation	Concrete w/ Watch Dog
Basement Development	Full
Roof Type	Asphalt
Fireplaces	5
Gas/Wood Fireplaces	5/0 (1 Outdoor)
Total Parking	3
Title to Land	Freehold
Legal Description - LOT	7,8
Legal Plan	5584R
Garage	Triple Detached
Flooring	Hardwood, Ceramic, Carpet
Exterior	Wood, Rock and Stucco
Warranty	5 Year* & ABNHW



Other Information	
Possession Notes	March of 2012
Closest Elementary School	Elbow Park School
Closest Junior High School	Rideau Park Jr. High
Closest Senior High School	Western Canada High
Restrictions	None Known
Site Influences:	River walk, Parks, Community Ctr, Private, Schools, Landscaped, Fenced, Lane, Flat, Playgrounds, East Back Yard
Features:	9'/10' Ceilings, Tunnel, Concrete Deck, OD Fireplace, Vaulted Ceilings, Steam Shower (x2), Audio RI, Skylights, Central Vac RI, Wet Bar, Wine Cellar, Gym, AC RI, Alarm RI, Spray Foam, Watch Dog Membrane, Concrete Porch
Goods Included:	Refrigerator, Gas Range Oven, Hood Fan, Wall Oven, Dishwasher-Built-In (2), Garburator, Microwave Built-In, Washer, Dryer, Bar Fridge
Room Information	
Dimensions	
Type:	
Master Bedroom:	18'7" x 17'4"
Bedroom 2:	12'5" x 14'8"
Bedroom 3:	12'1" x 11'8"
Bedroom 4:	10'8" x 12'1"
Bedroom 5:	12'1" x 13'1"
Dining Room:	18'4" x 12'1"
Kitchen:	19' x 14'1"
Living Room:	19' x 14'1"
Den:	11'2" x 13'8"
Family Room:	18'7" x 19'
Theatre Room:	17'7" x 15'7"
Laundry Room:	7'10" x 5'9"
Games Room:	21'1" x 25'3"
Rec Room:	26'9" x 17'1"
Gym:	14'4" x 11'8"
Bathroom Information	
2-Piece Bath:	1
3-Piece Bath	3
4-Piece Bath:	2
5-Piece Bath	0
6-pc Ensuite Bath:	1
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