

4111 162 Avenue SW  
Calgary, Alberta

MLS # A1210890



**\$8,000,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, 2 Storey  |               |                   |
| <b>Size:</b>     | 9,031 sq.ft.  | <b>Age:</b>   | 2011 (11 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4 full / 2 half   |
| <b>Garage:</b>   | Heated Garage, Oversized, Paved, Quad or More Attached, Quad or More De |               |                   |
| <b>Lot Size:</b> | 18.95 Acres   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Private, Rectangular Lot, See Remarks, Sloped, Views        |               |                   |

|                    |   |                   |  |
|--------------------|---|-------------------|--|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas   | <b>Water:</b>     | Well   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Tile  | <b>Sewer:</b>     | Holding Tank, Septic Field                             |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Walk-Out  | <b>LLD:</b>       | 25-22-2-W5   |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | S-FUD  |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | Natural Gas Paid, Electricity Paid For, Natural Gas Co |
| <b>Features:</b>   | Bar, Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Steam Room, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |                   |  |
| <b>Inclusions:</b> | See Addendum at time of purchase  |                   |  |

INVESTMENT/DEVELOPMENT 18.95 ACRES Located in the transit station planning area of Calgary's upcoming community of Providence. Transitway design examples would be Commercial/Multifamily 4 level development. Plus while waiting for final development, Enjoy living in a Truly Magnificent 12000 square ft Executive family home. Or for temporary land use and cash flow / executive rental for home and hockey arena. See feature brochure, Providence Area Structure Plan , Aerial Photos and Virtual tour Attached.