



**130 226 Avenue S**  
**Calgary, Alberta**

**MLS # A2143111**



**\$3,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Triple Garage Attached		
<b>Lot Size:</b>	11.70 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Garden, Greenbe		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-22-1-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	S-FUD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, See Remarks, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Livestock auto- water ("as is") has not been used, built-in vacuum ("as is") has not been used

ATTENTION INVESTORS/DEVELOPERS! THIS IS A RARE FIND! Executive home on 11.7 acres within Calgary City Limits, nestled in private beautiful treed setting. This is an opportunity to own a holding property for future development, presently in process of new area structure plan with City of Calgary. Custom-built bungalow with 4,438 sq. ft. of developed area. Raised basement provides large windows on the lower level. Exceptional quality with functional floor plan and upgrades throughout. High ceilings, beautiful hardwood, travertine flooring, dream kitchen, 2 grand fireplaces, central A/C and so much more. Total of 5 bedrooms (one upper can be used as den or bedroom), 3 1/2 baths. Massive kitchen features imported travertine flooring, tons of custom cabinets and counter space, Wolf appliances. and huge walk-in pantry. Main floor laundry/mud room with walk-in closet. Stunning living room with stunning woodburning fireplace and built-in shelving, formal dining room with garden doors to covered screened deck. Massive master bedroom features exquisite ensuite and huge custom walk-closet. Main floor den (or bedroom) is bright and spacious. Professionally developed basement with huge family games room, large windows, 3 additional bedrooms (one with ensuite), bathroom, and storage room. Oversize triple attached garage (in-floor heat), paved circle drive, hard pack driveway. Additional shop/barn with in-floor heat. Natural pond, parklike setting. Drilled well, septic tank and field. Must view to appreciate.