

October 10, 2024

# the open house

*"Every little thing matters. The devil is in the details."*

## the summary

what you need to make an informed decision

## the insurance

stuff you'll need for your insurance policy

279 Kirshenbürg Ridge

Generated on March 23, 2025 at 11:23AM MDT



the

# elements



October 10, 2024



279 Kirshenbürg Ridge  
Calgary, Alberta



Detached



Partly Sunny + 10



Agent



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2 Percent Realty



4:53 PM Start Time





the

# method

From the disciplined approach of gathering information & curating, to the mixture of photos & clear narratives. The Method was founded on 27 years of pure real estate experience.

Designed to CONNECT you with the information to help make an informed decision & built to do one thing really well:

Drive the point home.

*"Navigate your purchase with confidence - Let us guide you home."*

Kevin Bamford  
  
**RE/MAX**

inspectagramio

the

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# thank you

Thank you for choosing us for your real estate needs. We appreciate your trust, & it was a pleasure to serve you today. I will be your primary contact & will ensure you fully understand everything.

Please feel free to reach out if you have any questions or need further information. We're here to help & will gladly assist with any inquiries.

Kind Regards,

*Kevin Bamford*

Kevin Bamford

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**72**Seconds

**Your home “Atta-Glance”** Buying a home is one of the most exciting experiences any of us can have! At our firm, we embrace an open-book policy and strive to provide you with a comprehensive understanding of your prospective new home. People today seek relevant information & are more discerning than ever. We're here to offer you extensive knowledge and insights.

**Disclaimers are boring** so I won't get into that but please understand we can only visually roll through what we see today. Every house is different just like every customer has different expectations of what a walk through should be. However, we know some people like to read the report in its entirety. Attached we provided you with a deep dive on our Standards of Practice & Disclaimers.





# summary

## INTERIOR °

**Upper Bonus Room:** Notes: The bonus room provides versatile space, perfect for a home office, media room, or extra relaxation area.

**Master Bedroom:** Notes: The spacious master bedroom boasts a beautiful en suite and a large walk-in closet, offering ultimate comfort and convenience.

## KITCHEN °

**Cabinetry:** Notes: The kitchen features site-finished cabinetry and stunning high-end Whirlpool appliances, combining elegance with functionality

\$\$\$

## BATHROOM °

**The Sink :** Notes: The bathrooms are spacious and feature luxurious, high-end fixtures, offering a perfect blend of comfort and style

\$\$\$

## LAUNDRY °

**Laundry Room Over-all:** Notes: Enjoy the convenience of two spacious laundry rooms—one for you and a separate one for your guests, ensuring privacy and ease

## EXTERIOR °

**Window(s) :** Notes: Energy-efficient triple pane windows provide superior insulation, enhancing comfort and reducing energy costs.

\$\$\$

# summary

## EXTERIOR ° (CONT.)

**Exterior Cladding:** Notes: Durable Hardie board cladding offers a stylish, low-maintenance exterior with excellent weather resistance. \$\$\$

## DRONE °

**Roof Front View:** Notes: These premium architectural shingles offer lasting protection with a 50-year life guarantee, ensuring durability and style. \$\$\$

## GARAGE °

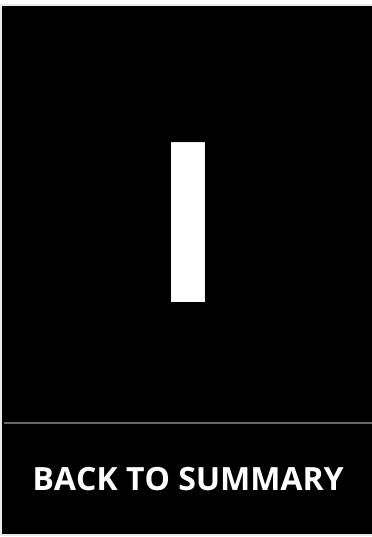
**Garage Over-all:** Notes: This spacious, finished two-car garage offers ample storage, perfect for vehicles or a workshop space

## MECHANICAL °

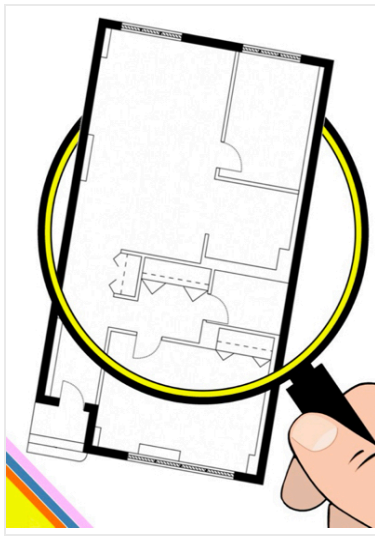
**Main Breaker :** Notes: The 200-amp electrical panel provides robust power, ready to support future needs, including EV charging and more \$\$\$

**Heating Unit :** Notes: X2 high-end Trane furnaces / just serviced and cleaned. \$\$\$





BACK TO SUMMARY



**\*\*\*Interior Chapter** The home features superior craftsmanship throughout, with attention to detail evident in every corner. The high-quality finishes and meticulously chosen elements combine to create an atmosphere of durability and luxury. The robustness of the construction promises longevity and minimal maintenance for years to come.



Wall



Flooring



Light Switch



Feature Light



Window(s)



Door



Over-All Living Room



Office



Upper Bonus Room



Master Bedroom





Bedroom 1



Bedroom 2





**Additional Photogs**

**Bedroom 3**



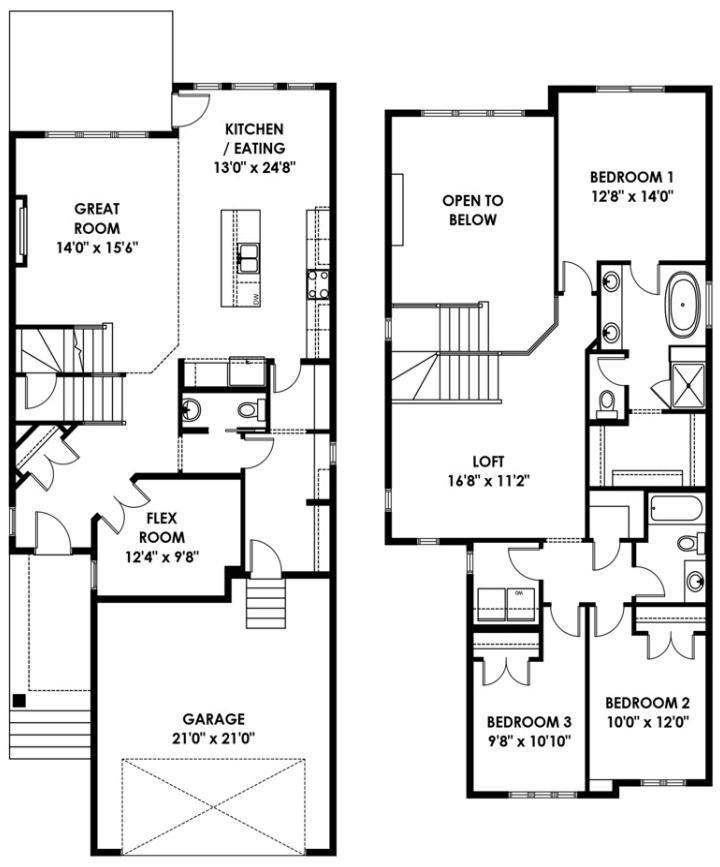
**Bedroom 3 Over-All**



**Bedroom 2 Closet**



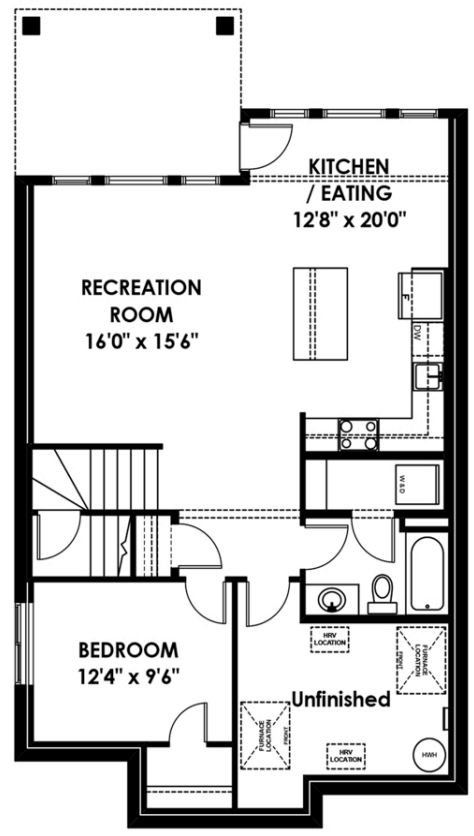
**Over-All Family Room**



**MAIN**  
1,102 SQ FT

**UPPER**  
1,232 SQ FT

**Additional Feature Square Footage** - The upper floor 1,232 sq ft includes the bedrooms, with a primary suite offering a private ensuite bathroom and walk-in closet. Additional rooms are perfect for family or guests, plus a bonus area for added versatility. Main Floor - 1,102 sq ft An open-concept design connects the kitchen, dining, and living areas. Large windows provide natural light, and the layout is ideal for seamless indoor-outdoor flow.



**BASEMENT**  
825 SQ FT

**Square Footage** 825 sq ft The fully finished basement offers additional living space, perfect for a recreation room, home gym, or guest suite, complete with its own bathroom and laundry area.



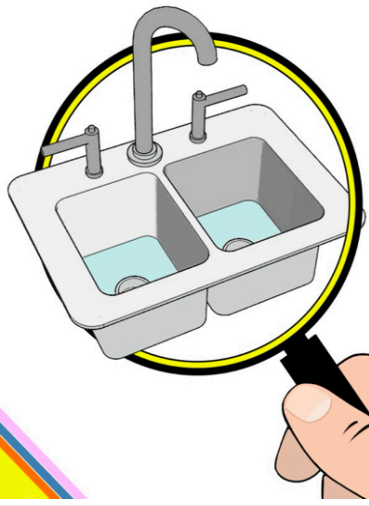
**Our Brokerage** Our brokerage is dedicated to transforming your real estate experience through a blend of expertise, innovation, and client-focused service. Our knowledgeable agents are committed to guiding you through every step of the process, from market analysis to closing. With a reputation for integrity and excellence, we utilize cutting-edge marketing strategies to ensure your property stands out. Our commitment to building lasting relationships and contributing to the community sets us apart as a leading choice for all your real estate needs.

**REMAX.**



# K

[BACK TO SUMMARY](#)



**\*\*\*Kitchen Chapter** This kitchen exemplifies top-notch craftsmanship, with every element chosen for its superior quality. The durability of the fittings and the meticulous attention to detail ensure that this space will not only endure daily use but also retain its elegance and functionality over time, providing a solid foundation for all your culinary endeavors.



**Cabinetry**

**Counter Top**



**Fridge**

**Dishwasher**



**Stove Top**

**Oven**



Additional Photogz

Pantry



Eating Area

Island



Over-All Kitchen (Main)



Over-All Basement Kitchen



Island







**The Kitchen** This home boasts a stunning, modern kitchen on the main floor, complete with updated stainless steel appliances, ample counter space, and a spacious island perfect for cooking, entertaining, or family meals. The sleek cabinetry and stylish finishes give the space a contemporary yet welcoming feel, while large windows invite natural light, enhancing the overall brightness and warmth of the room. As an added bonus, the home features a convenient kitchenette in the basement, ideal for guests, entertaining, or as an additional prep space. Both kitchens are in pristine condition, offering the perfect blend of style and functionality to meet all your culinary needs.



# B

[BACK TO SUMMARY](#)



**\*\*\*Bathroom Chapter** This bathroom exemplifies top-notch craftsmanship, with every element chosen for its superior quality. The durability of the fixtures and the meticulous attention to detail ensure that this space will not only endure daily use but also retain its elegance and functionality over time, providing a solid foundation for all your personal care routines.



**The Throne**

**The Sink**



**Bathroom Overall**



Dual Vanities

Additional Feature



Glass Shower

High-End Fixtures



Master Bathroom Tub



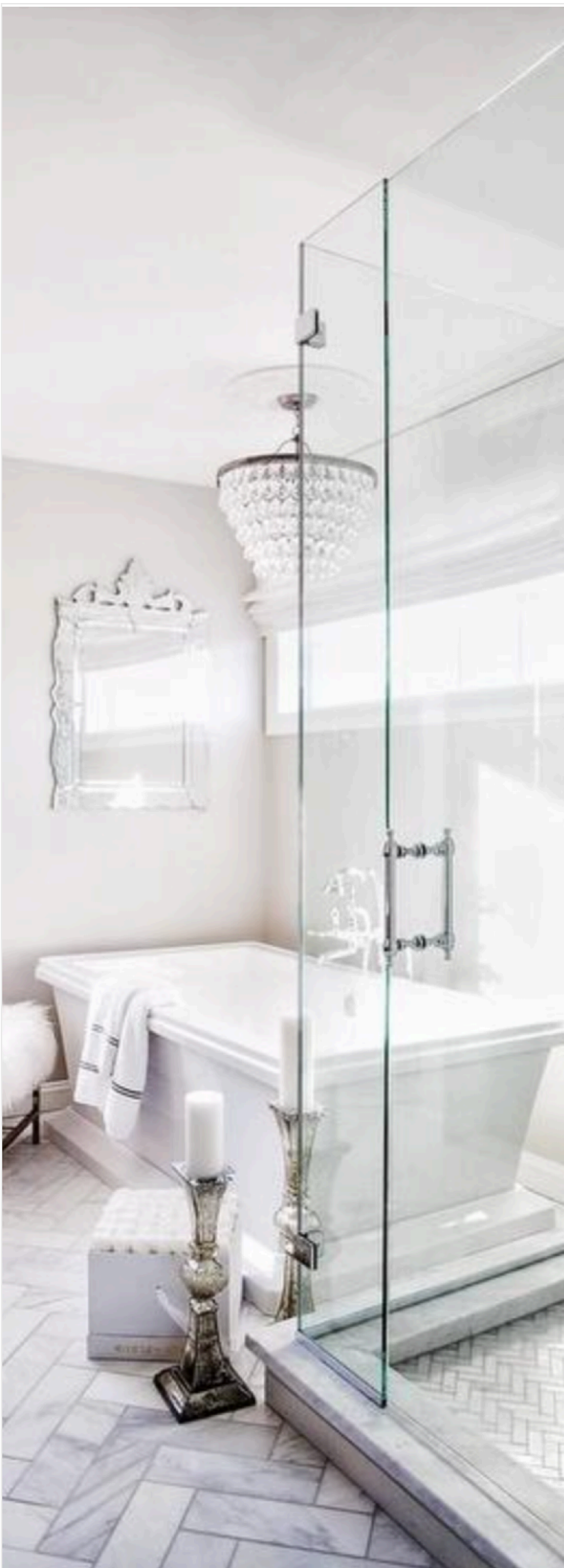


Main Bathroom



Powder Room





**The Bathrooms** This beautifully maintained bathroom is a standout feature of the home, offering a perfect combination of modern style and functionality. With sleek, updated fixtures, a spacious vanity, and an inviting spa-like shower, it provides a luxurious experience for everyday use. Natural light fills the room, creating a bright and airy atmosphere, while the efficient ventilation system ensures optimal airflow and minimizes moisture. The pristine tilework and durable flooring are both stylish and low-maintenance, making this bathroom a serene and practical space that's move-in ready.

L

BACK TO SUMMARY



**\*\*\*Laundry Chapter** The aesthetic appeal of the laundry room is impressive, featuring a clean, organized design that enhances its functionality. The well-coordinated colors and sleek finishes create a pleasant and inviting atmosphere. This thoughtful design transforms a utilitarian space into an area that is both practical and visually appealing, making laundry tasks more enjoyable.



Washer

Dryer



**Laundry Room Over-all** The place you go to wash your blues away.





**Additional Photogz**

**Whirlpool Appliances**



**Dryer**

**Washer**



**Stacked Laundry**



# E

[BACK TO SUMMARY](#)



**\*\*\*Exterior Chapter** The exterior cladding of this home is constructed from top-tier materials, ensuring exceptional durability and resistance to weathering. Its robust nature provides a strong defense against the elements, ensuring long-lasting performance and minimal maintenance requirements.



**Front Door**

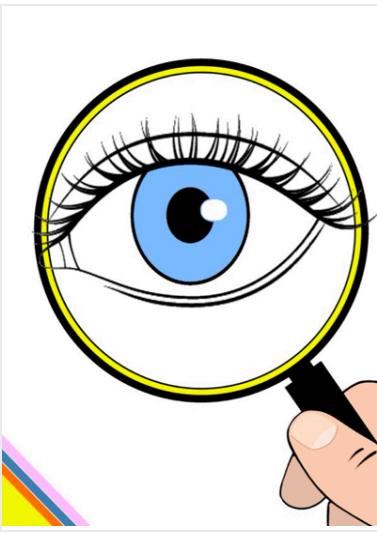


**Window(s)**



**Exterior Cladding**





## Overview Chapter

**House Numbers** For your records.



## Front of House

## Side of House



## Back of House





**Front Landscape** The front landscaping of this home is crafted using premium-grade materials, ensuring exceptional durability and resilience. These high-quality components are designed to thrive in various climates, providing a robust and low-maintenance landscape that will look stunning throughout the seasons



**Rear Landscape** The backyard landscaping features premium-quality materials that are both durable and environmentally friendly. Each element is carefully selected to withstand varying weather conditions, ensuring long-term beauty and functionality while reducing maintenance efforts for the homeowner.



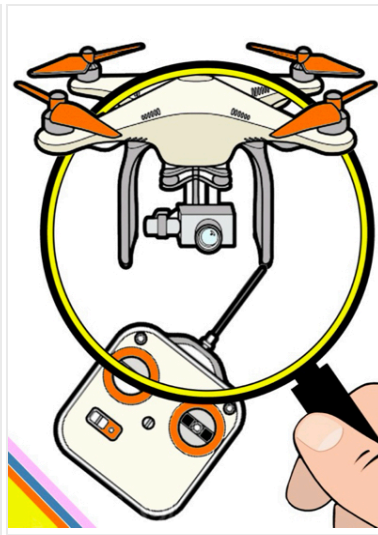


**Front of House** Welcome to this stunning residence, where elegance and comfort seamlessly blend to create the perfect living space. The meticulously designed interior boasts spacious rooms filled with natural light, creating a warm and inviting atmosphere. Modern amenities and high-quality finishes enhance the home's functionality and aesthetic appeal. Outside, beautifully landscaped grounds offer a serene retreat, perfect for relaxation or entertaining. This exceptional property provides a unique opportunity to enjoy the best of both luxury and convenience, making it the ideal place to call home.



# D

[BACK TO SUMMARY](#)



**\*\*\*Drone Chapter** The roof features a premium architectural design with high-grade materials, ensuring exceptional durability and weather resistance. Drone footage captures the impeccable quality and installation, highlighting the roof's long-lasting protection and minimal maintenance needs, offering homeowners peace of mind.



**Roof Front View**



**The View From Above**



**Roof Back View**





Additional Perspective



Additional Perspective



Additional Perspective



Additional Perspective



# G

[BACK TO SUMMARY](#)



\*\*\***Garage Chapter** With its sleek design and clean lines, this garage adds a touch of clean modern elegance to the property. Its aesthetic seamlessly integrates with the home's overall look, enhancing the visual appeal from the exterior and providing a stylish epoxy/painted interior floor finish to store your vehicles in.



**Garage Door**

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**Garage Floor**

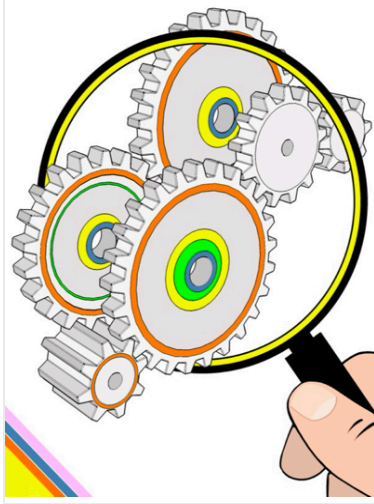


**Garage Over-all**

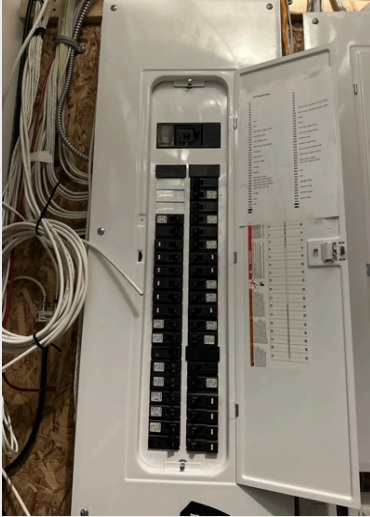


# M

BACK TO SUMMARY



**\*\*\*Mechanical Chapter** The mechanical room features top-tier quality in its components and systems, ensuring reliability and efficiency. Every element is crafted with precision and built to last, providing a robust foundation for the home's infrastructure. This high level of quality guarantees minimal maintenance and dependable performance over the years.



## The Electrical Panel

### Main Breaker



## Hot Water Unit

### Data Plate



## Heating Unit

### Name Brand





**\*Mechanical Overall** The mechanical room of this home exemplifies top-notch quality, featuring components and systems that are meticulously chosen for their durability and reliability. Each element, from the plumbing to the electrical systems, is designed to provide long-lasting performance. The robust construction ensures that the mechanical systems can withstand the rigors of daily use and the demands of various weather conditions. This commitment to high-quality materials means that homeowners can expect minimal maintenance issues and a significant reduction in the need for repairs over time. The meticulous attention to detail in the selection and installation of these systems demonstrates a focus on providing a stable and dependable infrastructure for the entire home.

the

# playbook

Gathering what you need,  
discarding what you don't.

Hit the thumb print to find tactics  
or methods to form your own  
game plan.

There you'll find tips & tricks on  
maintenance, recalls, cleaning,  
preparing your home for sale,  
dealing with difficult neighbours  
& more.

Twenty20 & Co.





# the insurance

## Overview

Build Year	2024
Property Type	Singal family with suite
Building Type	Detached
# of Storeys	2
Community	Springhills
Home Faces	North
Lot Size	5000 sq.ft.
Frontage	50
Land Depth	100
Home Square Footage	2500
Annual Property Tax	3500
Zoning Description	Residential
Title	Freehold

## Roof

Roof Material	Asphalt Shingle
---------------	-----------------

## Exterior

Exterior Cladding	Concrete-Composite Board or Like / Stone
Other Features	n/a
Amenities Nearby	Community centre / swimming /shopping

## Interior

Ceiling Style	Flat
Wall Materials	Drywall
Flooring Materials	Hardwood / carpet / tile
# of Fireplaces	2 / natural gas
Bedrooms Above Grade	3
Bedrooms Below Grade	1
Basement Type	Finished
Other Features	Kitchenette
Laundry	X2

# the insurance

## Kitchen

Standard Appliances

Other Appliances

Other Features

Whirlpool

n/a

n/a

## Bathroom

# of Bathrooms

3

# of Half Baths

1

Other Features

n/a

## Mechanical

Main Amp

200 AMP

Heating Type(s)

Gas Furnace x 2

Heating Fuel

Natural Gas

Other Features

HRV x2 / SUMP / Radon rough-in

## Structure

Foundation Type

Concrete

Structure Type

Engineered & Dimensional



# 72 seconds

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*Let's work together!*

Kevin Bamford  
  
Collection

**more.**