



COURT FILE NUMBER

1201-15430

COURT

COURT OF QUEEN'S
BENCH OF ALBERTA

JUDICIAL CENTRE

CALGARY

PLAINTIFFS

STANLEY EISENBERG, BRENDA EISENBERG,
JACK EISENBERG, LYNN EISENBERG and
EISENBERG'S PROPERTIES LTD.

DEFENDANTS:

910234 ALBERTA LTD., RANDY CALMUSKY,
THERESA CALMUSKY, KYLE CALMUSKY, CALE
HUMENIUK and JORDAN RINTOUL

DOCUMENT

RECEIVER'S TENTH REPORT
APRIL 8, 2014

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF
PARTY FILING DOCUMENT

RECEIVER

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COUNSEL

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Calgary, AB T2P 1M7
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E-Mail: dnishimura@fieldlaw.com

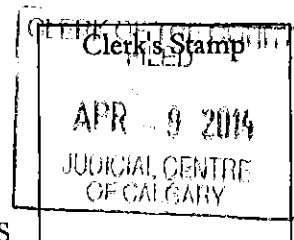


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Appendix 3 – Comparative Market Analysis for 57 Everglen Crescent SW

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Introduction

1. 910234 Alberta Ltd. ("**910**" or the "**Company**") is a corporation incorporated pursuant to the laws of the Province of Alberta. Randy Calmusky is the sole director of 910.
2. 910 was in the business of raising funds from investors for the purpose of investing in residential mortgages. Investors provided funds in the form of loans to 910, and those loans were to be documented through a series of mortgage sale and servicing agreements.
3. On December 6, 2012, Stanley Eisenberg, Brenda Eisenberg, Jack Eisenberg, Lynn Eisenberg and Eisenberg's Properties Ltd. (collectively the "**Eisenbergs**"), applied for, and were granted an Attachment Order by the Honourable Justice K. D. Yamauchi (the "**Attachment Order**").
4. On December 10, 2012, the Eisenbergs applied for a Receivership Order against 910 and other parties. On December 12, 2013, a Receivership Order was granted by the Honourable Mr. Justice S. J. LoVecchio, appointing Grant Thornton Limited (the "**Receiver**") as Receiver of all of the assets of 910.
5. The Receiver filed an Initial Report to the Court on December 20, 2012. On December 21, 2012, an Order was granted by the Honourable Mr. Justice R. G. Stevens, extending the Attachment Order to January 14, 2013.
6. The Receiver filed its Second Report to the Court on January 9, 2013. On January 14, 2013, an Order (the "**Amended Receivership Order**") was granted by the Honourable Madam Justice K. M. Horner, expanding the Receiver's powers was granted. On the same day, the Honourable Madam Justice K. M. Horner granted an Order extending the Attachment Order to February 22, 2013. The Attachment Order was subsequently extended to December 4, 2013, February 21, 2014 and May 13, 2014 as granted by Orders of the Court on September 4, 2013, November 21, 2013 and February 13, 2014 respectively.

7. The purpose of this report (the “**Receiver’s Tenth Report**”) is to provide this Honourable Court with:
- A summary of the sales process conducted by the Receiver with respect to 57 Everglen Crescent SW (the “**Property**”); and
 - Information with respect to the Receiver’s application to seek Court Approval of the Residential Purchase Contract (“**RPC**”) between the Receiver and Malcolm and Kasee Brown (the “**Purchasers**”).

Disclaimer and Limitations of Report

8. In preparing this Report, the Receiver has necessarily relied upon financial and other information and representations supplied by various parties. Although the information supplied has been reviewed for reasonableness, the Receiver has not independently verified the accuracy or completeness of the information nor has the Receiver conducted an audit and, as a result, the Receiver is not providing any form of assurance on the information subject to its review. The procedures the Receiver performed are limited in nature to those outlined in its report. As such, the Receiver's work may not necessarily disclose all the significant matters about 910 or any errors, misstatements, irregularities, or illegal acts, if such exist, on the part of 910 or its management, directors, and advisors or in the underlying information.
9. The findings contained herein are based primarily on review of various documents made available to the Receiver and discussions and communications with various parties. Due to the lack of summary financial records of 910, the Receiver has not had an opportunity to complete all of its potential work, as disclosed within the Report. The Receiver may refine or alter its observations as further information is obtained or is brought to its attention after the date of this Report.
10. The Receiver assumes no responsibility or liability for any loss or damage occasioned by any party as a result of the circulation, publication, reproduction or use of this report. Any use

which any party makes of this report, or any reliance on or decisions to be made based on it is the responsibility of such party.

Sale of 57 Everglen Crescent SW

11. As described in the Receiver's prior reports, funds for the purchase of this property were advanced by 910 investors. This property is covered by an Attachment Order which was extended by this Court to May 13, 2014. The Receiver was granted authorization by an Order of the Court of Queen's Bench of Alberta on February 13, 2014 to list 57 Everglen Crescent SW for sale and any net proceeds to accrue to 910. A copy of this Order is attached as Appendix 1.
12. The Receiver retained the services of Frances Dare ("**Listing Agent**"), a licensed real estate agent with Re/Max House of Real Estate, who has successfully sold another property with respect to this receivership. A summary of the listing activities are described below:
 - (a) The Property was listed on March 14, 2014 at an asking price of \$449,000;
 - (b) There were no open houses as the property is currently tenant occupied;
 - (c) There were twenty one viewings in total between March 15 and March 28, 2014; and
 - (d) There was a single offer of \$440,000, which is attached as Appendix 2.
13. The Property has been advertised on the Listing Agent's website, Homes and Lands website and magazine, Kijiji, MLS.ca, Househunting.ca, Mitula.ca, Trovit.ca, and the Calgary Real Estate Newspaper.
14. The Receiver is seeking the Court's approval on the sale of 57 Everglen Crescent SW for \$440,000. The signed offer is attached as Appendix 2 to this report. The Receiver respectfully recommends the Court approve of this offer for the following reasons:
 - (a) As shown in the Comparative Market Analysis report dated February 15, 2014 for the property, attached as Appendix 3, the sales price of the property is \$15,000 higher than the recommended price.

- (b) The Property has been listed for sale on March 14, 2014 and the Receiver has adequately canvassed the market;
- (c) The offer is only subject to Court approval with a \$10,000 deposit and all other conditions for the sale have been waived. Acknowledgement of the waived conditions are attached as Appendix 4 to this report;
- (d) There is no guarantee that a greater market price can be achieved if the house is exposed to the market for a longer period, and additional carrying costs will be incurred including, interest, property taxes and maintenance; and
- (e) The net proceeds after discharge of the mortgage and sales commission will be held in trust by the Receiver.

Recommended Course of Action

15. The Receiver makes the following recommendations:

- The Court approve the offer as attached in Appendix 2; and
- The Attachment Order be amended to delete 57 Everglen Crescent SW

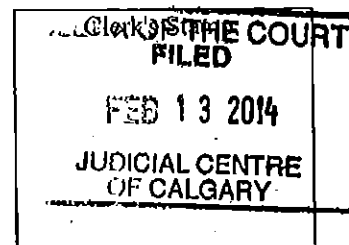
Dated at Calgary Alberta, the 8th day of April, 2014.

GRANT THORNTON LIMITED

Per:

Guy Odhams

COURT FILE NUMBER 1201 15430
 COURT COURT OF QUEEN'S BENCH OF ALBERTA
 JUDICIAL CENTRE CALGARY



PLAINTIFF STANLEY EISENBERG, BRENDA EISENBERG, JACK EISENBERG,
 LYNN EISENBERG and EISENBERG'S PROPERTIES LTD.

DEFENDANT 910234 ALBERTA LTD., RANDY CALMUSKY, THERESA
 CALMUSKY, KYLE CALMUSKY, CALE HUMENIUK, JORDAN
 RINTOUL AND RYAN CALMUSKY

DOCUMENT ORDER

ADDRESS FOR SERVICE AND
 CONTACT INFORMATION OF
 PARTY FILING THIS DOCUMENT

Field LLP
 400 - 604 1 ST SW
 Calgary AB T2P 1M7
 Lawyer: Douglas Nishimura
 Phone Number: (403) 260-8548
 Fax Number: (403) 264-7084
 Email Address: dnishimura@fieldlaw.com
 File No. 56679-3

I hereby certify this to be a true copy of
 the original
 Dated this 13 day of FEB 2014
 for Clerk of the Court

DATE ON WHICH ORDER WAS PRONOUNCED: February 13, 2014

NAME OF JUSTICE WHO MADE THIS ORDER: Madam Justice K. M. Eidsvik

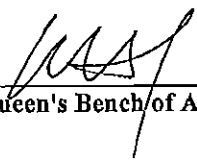
ORDER

UPON THE APPLICATION of Grant Thornton Limited, Receiver of 910234 Alberta Ltd. (the "Receiver"); AND UPON HAVING read the Application filed by the Receiver on February 7, 2014 and the Eighth Report of the Receiver dated February 6, 2014 (the "Eighth Report"); AND UPON being referred to the documents outlined in the said Application filed by the Receiver; AND UPON HEARING counsel for the Receiver and all other interested parties present;

IT IS HEREBY ORDERED AND DECLARED THAT:

1. The time for service of the Application and all materials in support is hereby abridged to the date of actual service and service is hereby deemed good and sufficient.
2. The Receiver's Statement of Receipt and Disbursements for the period ending February 5, 2014, is hereby approved.

3. The professional fees and disbursements of the Receiver and the Receiver's legal counsel as reflected in the Statement of Receipts and Disbursements, are hereby approved.
4. The actions taken by the Receiver to date as reported in the Eighth Report are hereby ratified and approved.
5. The Receiver is hereby authorized to list the lands described as Plan 0613282, Block 26, Lot 6, municipally described as 57 Everglen Crescent S.W., Calgary, AB T2Y 0G4, for sale with any net proceeds of such sale to accrue to the Estate of 910.
6. The Ex-Parte Attachment Order, granted by the Honourable Justice K.D. Yamauchi on December 6, 2012, as amended by the Orders granted on December 21, 2012, January 14, 2013, February 19, 2013, April 5, 2013, September 4, 2013 and November 21, 2013, is hereby extended for an additional ~~six (6)~~ ^{three (3)} months from the date of this Order, on the same terms and conditions set out therein. *W*
7. All parties affected by the Ex-Parte Attachment Order, as amended and extended, are at liberty to apply for an Order varying or vacating the Ex-Parte Attachment Order, in whole or in part, at any time prior to the expiry of the three (3) months.
8. The settlement agreement between the Receiver and the individual Defendants in Action No. 0901-07695 as described in the Eighth Report, is hereby approved.


Justice of the Court of Queen's Bench of Alberta



57 Everglan

Contract Number

RESIDENTIAL PURCHASE CONTRACT

This form was developed by the Alberta Real Estate Association for the use of its members and may not be altered electronically by any person. Others who use this document do so at their own risk.

This Residential Purchase Contract (the "Contract") is between

THE SELLER

and

THE BUYER

Name Grant Thornton Ltd in its capacity as receiverName Malcolm BrownName of 910234 Alberta LtdName Kassee Brown**1. THE PROPERTY**

- 1.1 The Property is the Land, Buildings, Attached Goods (unless excluded) and included Unattached Goods located at (municipal address): 57 Everglan Cres SW Calgary AB T2V 0G4
- 1.2 The legal description of the Property is:
 Plan 0613282 Block 26 Lot 6 Other _____
- 1.3 No Unattached Goods (chattels) except for:
Refrigerator, Electric Stove, Built-in Dishwasher, Hoodfan, Washer, Dryer
- 1.4 All Attached Goods (fixtures) except for:
Microwave, Garburator, Water Softener, Power Humidifier
- 1.5 Unless otherwise agreed in writing, title will be free and clear of all encumbrances, registrations and obligations except the following:
 (a) those implied by law;
 (b) non-financial obligations now on title such as easements, utility rights-of-way, covenants and conditions that are normally found registered against property of this nature and which do not affect the saleability of the Property;
 (c) homeowner association covenants, encumbrances and similar registrations; and
 (d) those items which the Buyer agreed to assume in this Contract.

2. THE TRANSACTION

2.1 The Buyer and the Seller agree to act cooperatively, reasonably, diligently and in good faith.

2.2 The Buyer hereby offers to purchase the Property for the Purchase Price specified and allocated below:

\$ 10,000.00 Initial Deposit

\$ _____ Additional Deposit

\$ _____ Assumption of Mortgage
(approximate principal balance as per attached Financing Schedule)

\$ _____ New Financing

\$ _____ Seller Financing (as per attached Financing Schedule)

\$ _____ Other Value

\$ 34,000. Balance Owning (subject to adjustments)

\$ 440,000.00 Purchase Price

Unless otherwise agreed in writing, the Purchase Price includes any applicable Goods and Services Tax (GST).

2.3 Other than the Deposits, the Buyer shall pay the Purchase Price by lawyer's trust cheque, bank draft or other agreed value.

3. DEPOSITS

3.1 All Deposits shall be delivered in trust to ReMax House of Real Estate

Unless otherwise agreed in writing, the Initial Deposit shall accompany the offer. RECEIVED 25, 2014 by 5pm

3.2 The Initial Deposit shall be deposited no later than the third Business Day following the day that Final Signing occurred (as per clause 15.1). Additional Deposits shall be deposited no later than the third Business Day following the day the Additional Deposit is received by the brokerage.

3.3 Any Additional Deposits shall be delivered as follows.

3.4 Unless otherwise agreed in writing, no interest on the Deposits shall be paid to the Seller or the Buyer.

3.5 The Deposits shall be held in trust for both the Seller and the Buyer and shall be:

- (a) applied against the Commission and paid directly out of trust to the brokerage(s) when the Commission is earned in accordance with the terms of the Seller Brokerage Agreement;
- (b) refunded forthwith to the Buyer if this offer is not accepted;
- (c) refunded forthwith to the Buyer upon the Buyer's cheque clearing the brokerage's trust account if a condition is not satisfied or waived (as per clauses 8.5 and 8.6) or the Seller fails to perform this Contract; and
- (d) forfeited to the Seller if this offer is accepted and all conditions are satisfied or waived and the Buyer fails to perform this Contract.

3.6 The brokerage holding the Deposits is further directed and authorized to pay that portion of the Deposits exceeding the Commission in trust to the Seller's lawyer no later than two (2) Business Days prior to the Completion Day.

3.7 If there is a dispute between the Seller and the Buyer as to entitlement to the Deposits then:

- (a) the brokerage holding the Deposits shall review the circumstances, determine entitlement and pay the money to the party who is entitled to the Deposits;
- (b) if no reasonable conclusion can be made in regard to (a) above, the brokerage shall notify the parties to the Contract in writing and shall pay the money into a lawyer's trust account;
- (c) the parties agree to allow the lawyer or the brokerage to deduct from the Deposits a reasonable fee and costs incurred for dealing with the Deposits;
- (d) a brokerage and/or lawyer acting in good faith under this clause shall not be liable to either party for any damages associated with the handling of the Deposits, except as arising from the negligence of the brokerage or lawyer.

3.8 In the event that the brokerage holding the trust funds ceases to be licensed in real estate, the Buyer and Seller agree to allow the trust funds to be transferred to the brokerage representing the other party.

4. CLOSING

4.1 Unless otherwise agreed in writing, this Contract will be completed, the Purchase Price will be fully paid and vacant possession will be available by 12 noon on the 22nd day of JUNE, 2014 (the "Completion Day"), subject to the rights of the existing tenants, if any.

4.2 When the Buyer obtains possession, the Property will be in substantially the same condition as it was in when this Contract was accepted.

4.3 Items which are normally adjusted for, such as real estate property taxes, amortized local improvement levies, utilities, rents, security deposits, statutory interest on security deposits, mortgage interest and homeowner association fees, will be assumed by the Buyer and will be adjusted as of 24:00 hours on the Completion Day.

4.4 The Seller or the Seller's lawyer will deliver normal closing documents including, where applicable, a real property report pursuant to clause 4.11, to the Buyer or the Buyer's lawyer upon reasonable conditions consistent with the terms of this Contract. The Buyer or the Buyer's lawyer must have an opportunity to review the real property report, where applicable, prior to submitting the transfer documents to the Land Titles Office and a reasonable period of time before the Completion Day to confirm registration of documents at the Land Titles Office and to obtain the advance of proceeds for any New Financing and Other Value.

4.5 If the Seller fails to deliver the closing documents according to clause 4.4, then payment of the Purchase Price and late interest will be postponed until the Buyer has received the closing documents and has a reasonable period of time to register them and to obtain the advance of proceeds for any New Financing and Other Value. Notwithstanding the foregoing, if the Buyer is otherwise ready, willing and able to close in accordance with this Contract and desires to take possession of the Property, then the Seller shall give the Buyer possession upon reasonable terms which will include the payment of late interest only on the amount of mortgage being obtained by the Buyer, if any, at the interest rate of such mortgage.

4.6 In circumstances where the Seller has complied with clause 4.4 but the Buyer is not able to close in accordance with this Contract, then the Seller may, but is not obligated to, accept late payment of the Purchase Price and give the Buyer possession upon reasonable terms. If the Seller agrees in writing to accept late payment of the Purchase Price under this clause then, whether or not possession is granted, the Buyer will pay late interest at the prime lending rate of the Province of Alberta Treasury Branches at the Completion Day plus 3% calculated daily from and including the Completion Day to (but excluding) the day the Seller is paid in full. Payment received after noon on any day will be payment as of the next Business Day.

4.7 The Seller's lawyer may use the Purchase Price to pay out all mortgages, registrations and other financial obligations that are the Seller's obligation to pay or discharge. Within a reasonable period of time after the Completion Day, the Seller's lawyer will provide the Buyer's lawyer with evidence of all discharges including, where required, a certified copy of the certificate of title.

4.8 The Seller will pay the costs to prepare the closing documents; to prepare, register and discharge any Seller's caveat based on this Contract; and to provide the documents described in clause 4.11.

4.9 The Buyer will pay the costs to prepare, register and discharge any Buyer's caveat based on this Contract; and to register the transfer of land.

4.10 If the Property is rented and the Buyer is not assuming the tenancy, then the Seller is responsible for all costs related to ending the tenancy and to giving vacant possession to the Buyer.

4.11 As part of the normal closing documents, the Seller will provide the Buyer, regarding the matters described in clause 6.1, a real property report reflecting the current state of improvement on the Property, according to the Alberta Land Surveyors' Manual of Standard Practice, with evidence of municipal compliance or non-compliance. This obligation will not apply to any transaction where there are no structures on the land.

4.12 Notwithstanding the closing provisions in this Contract, the parties instruct their lawyers to follow, if appropriate, the Law Society of Alberta Conveyancing Protocol in the closing of this transaction.

5. INSURANCE

5.1 The risk of loss or damage to the Property shall lie with the Seller until the Purchase Price is paid according to the terms of this Contract. If loss or damage to the Property occurs before the Seller is paid the Purchase Price, then any insurance proceeds shall be held in trust for the Buyer and the Seller according to their interests in the Property.

6. REPRESENTATIONS AND WARRANTIES

- 6.1 The Seller represents and warrants to the Buyer that:
- (a) the Seller has the legal right to sell the Property;
 - (b) the Attached Goods and included Unattached Goods are in normal working order and are free and clear of all encumbrances;
 - (c) the Seller is not a non-resident of Canada for the purposes of the Income Tax Act (Canada);
 - (d) the current use of the Land and Buildings complies with the existing municipal land use bylaw;
 - (e) the Buildings and other Improvements on the Land are not placed partly or wholly on any easement or utility right-of-way and are entirely on the Land and do not encroach on neighbouring lands, except where an encroachment agreement is registered on title, or in the case of an encroachment into municipal lands or a right-of-way, the municipality has endorsed encroachment approval directly on the real property report;
 - (f) the location of Buildings and other Improvements on the Land complies with all relevant municipal bylaws, regulations or relaxations granted by the appropriate municipality prior to the Completion Day; or the Buildings and other Improvements on the Land are "non-conforming buildings" as that term is defined in the Municipal Government Act (Alberta);
 - (g) the current use of the Land and Buildings and the location of the Buildings and other Improvements on the Land comply with any restrictive covenant on title;
 - (h) except as otherwise disclosed, the Seller is not aware of any defects that are not visible and that may render the Property dangerous or potentially dangerous to occupants or unfit for habitation.
- 6.2 All of the warranties contained in this Contract and any attached Schedules are made as of and will be true at the Completion Day, unless otherwise agreed in writing.
- 6.3 The representations and warranties in this Contract may be entered after the Completion Day, provided that any legal action is commenced within the time limits prescribed by the Limitations Act (Alberta).
- 6.4 The Seller and the Buyer each acknowledge that, except as otherwise described in this Contract, there are no other warranties, representations or collateral agreements made by or with the other party, the Seller's brokerage and the Buyer's brokerage about the Property, any neighbouring lands, and this transaction, including any warranty, representation or collateral agreement relating to the size/measurements of the Land and Buildings or the existence or non-existence of any environmental condition or problem.

7. ADDITIONAL TERMS

- 7.1 All time periods, deadlines and dates in this Contract shall be strictly followed and enforced. All times will be Alberta time unless otherwise stated.
- 7.2 This Contract is for the benefit of and shall on binding upon the heirs, executors, administrators and assigns of the individual parties and the successors and assigns of corporate parties.
- 7.3 All changes of number and gender shall be made where required.
- 7.4 This Contract will be governed by the laws of the Province of Alberta. The parties submit to the exclusive jurisdiction of the Courts in the Province of Alberta regarding any dispute that may arise out of this transaction.
- 7.5 In addition to any Schedules required in Section 8, the following Schedules form part of this Contract:
- ☒ Financing Schedule ☐ Addendum ☐ Property Schedule
- 7.6 Additional terms of sale (if any):

- (a) Email may be used as an acceptable form of communication of the contract
- (b) See attached Schedule "A"

(c) Seller agrees to allow buyers access to the property prior to possession, with 24 hr notice. BUYER ACKNOWLEDGES THAT ACCESS IS ALSO SUBJECT TO APPROVAL OF THE TENANTS.

8. CONDITIONS

8.1 The Buyer's Conditions are:

(a) Financing Condition

This Contract is subject to the Buyer securing New Financing as follows:

- as per clause 2.2 (plus applicable mortgage insurance fee, if any)
- Interest rate not to exceed _____ percent a year calculated semi-annually not in advance
- a term of not less than _____ years

Monthly payment of principal and interest not to exceed \$ Current Rate (including mortgage insurance fee, if applicable) for an amortization of 25 years.

Before 9 p.m. on April 7, 2014 (the "Condition Day").

The Buyer will pay for all costs associated with the New Financing.

(b) Properly Inspection Condition

This Contract is subject to the Buyer's approval of a property inspection.

Before 9 p.m. on April 7, 2014 (the "Condition Day").

A Property Inspection Schedule is attached to and forms part of the Contract.

☐ Yes ☒ No

(c) Sale of Buyer's Home Condition

This Contract is subject to the sale of the Buyer's home as per attached Sale of Buyer's Home Schedule. ☐ Yes ☒ No

Before 9 p.m. on _____, 20____ (the "Condition Day").

(d) Additional Buyer's Conditions:

Subject to Buyer's satisfactory review of title and all instruments

Before 9 p.m. on March 25, 2014 (the "Condition Day").

8.2 The Seller's Conditions are:

THIS CONTRACT IS SUBJECT TO AGREEMENT BY TENANT TO VACATE BEFORE 9PM ON APRIL 4, 2014

This contract is subject to court approval

Before 9 p.m. on 7 business days after removal of buyers conditions, 20____ (the "Condition Day").

If this Contract contemplates an assumption of mortgage, then it is subject to the lender confirming the assumability of the mortgage by the Buyer

Before 9 p.m. on _____, 20____ (the "Condition Day").

This Condition is for the mutual benefit of both the Buyer and the Seller and cannot be waived unilaterally.

8.4 Unless otherwise agreed in writing, the Buyer's Conditions are for the sole benefit of the Buyer and the Seller's Conditions are for the sole benefit of the Seller. The Buyer and Seller must use reasonable efforts to satisfy their respective Conditions.

8.5 The Buyer and the Seller may unilaterally waive or acknowledge satisfaction of their Conditions by giving a written notice to the other party on or before the stated Condition Day. If that notice is not given, then this Contract is ended immediately following that Condition Day.

8.6 Subject to clause 8.4, the Buyer and the Seller may give written notice to the other party on or before the stated Condition Day advising that a Condition will not be waived, has not been satisfied and will not be satisfied on or before the Condition Day. If that notice is given, then this Contract is ended upon the giving of that notice.

9. REMEDIES/DISPUTES

9.1 If the Seller or the Buyer fails or refuses to complete this Contract according to its terms, then the other party may pursue all available remedies. The Seller's remedies include keeping the Deposit and claiming additional damages. Both the Seller and the Buyer can claim reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.

8.2 If the Seller must restore title to the Property, enforce a lien against the Property or regain possession of the Property due to the Buyer's default, then the Buyer will pay the Seller's reasonable costs including legal fees and disbursements on a solicitor/client full indemnity basis.

9.3 The Seller and the Buyer agree that the Property is unique and that, in the event of a default by the Seller, the Buyer is entitled, without limiting any other remedies available in clause 9.1, to claim the remedy of specific performance.

10. ADVICE/DISCLOSURE

10.1 This Contract is intended to create binding legal obligations. The Seller and the Buyer should read this Contract carefully and are encouraged to obtain legal advice before signing.

10.2 Any representations as to the measurements of the Buildings are only approximations and may not be accurate. The Buyer may wish to obtain an independent property inspection and verify the measurements of the Land and Buildings.

10.3 Unless there is written consent for alternate representation, the Seller's brokerage represents the Seller as Seller's Agent and does not have a fiduciary relationship with the Buyer, and the Buyer's brokerage represents the Buyer as Buyer's Agent and does not have a fiduciary relationship with the Seller.

10.4 The Seller and the Seller's brokerage have signed a Seller Brokerage Agreement. The Seller directs the Seller's lawyer to honour the terms of the Seller Brokerage Agreement and in particular to close the transaction according to the irrevocable assignment of the Purchase Price contained in the Seller Brokerage Agreement.

10.5 The Buyer and Seller agree that the sale and other related information regarding this transaction may be retained and disclosed by the brokerage and/or the real estate board(s) as required for closing and for reporting, appraisal and statistical purposes.

10.6 This Contract may be signed and sent by fax and this procedure will be as effective as signing and delivering an original copy.

10.7 Dower consent may be required for this Purchase Contract to be binding if title is in only one name and the registered owner is legally married.

11. DEFINITIONS

11.1 In this Contract:

- (a) *Business Day* means every day but Saturday, Sunday and statutory holidays.
- (b) *Buyer's Agent* means the licensed brokerage (including its broker, all associate brokers and associates) that represents the Buyer.
- (c) *Commission* means the sum owing from the Seller for services rendered under the Seller Brokerage Agreement plus GST.
- (d) *Completion Day* is the day described in clause 4.1.
- (e) *Deposits* mean the Initial Deposit plus all Additional Deposits.
- (f) *Seller Brokerage Agreement* means any written service or commission agreement obligating the Seller to pay remuneration.
- (g) *Notice* means any notice referred to in this Contract and includes communication of the acceptance of an offer to purchase.
- (h) *Seller's Agent* means the licensed brokerage (including its broker, all associate brokers and associates) that represents the Seller.
- (i) *Unless otherwise agreed in writing* means either changes made to the terms of this Contract that are agreed to by both the Seller and the Buyer, or a written agreement by letter or otherwise between the Seller or the Seller's lawyer and the Buyer or the Buyer's lawyer.

12. REPRESENTATIVES/NOTICE

12.1 As long as the Representative information in 12.2 is completed, the Identified Representatives are authorized to send and receive any Notice on behalf of their respective clients.

12.2 For the purposes of giving and receiving any Notice, the communication must be in writing and

- (a) delivered in person to the other party or its Representative, or
- (b) delivered (or faxed) to an address (or fax number) specified below.

Note: The Representative information must be completed in full by the Buyer's Agent at the offer stage prior to the Contract being signed in order to permit communication on the Representatives.

Seller's Information:

Seller's Address _____

Phone _____

Fax _____

(postal code)

Seller's Representative:

Frances Dares: frances@francesdares.ca

Broker, Associate Broker or Associate registered in the Province

Brokerage Name ReMax House of Real Estate

Address #20, 2439 64th Ave SW

Calgary AB

T3E 1M4

(postal code)

Representative's Phone 403-880-7680

Representative's Fax 403-476-7694

Buyer's Information:

Buyer's Address _____

Phone _____

Fax _____

(postal code)

Buyer's Representative:

Kristine Martin

Broker, Associate Broker or Associate registered in the Province

Brokerage Name DISCOVER REAL ESTATE LTD.

Address 6111 - 14th Street SE Calgary, AB

Representative's Phone 403-978-8201

Representative's Fax

(postal code)

13. OFFER

13.1 The Buyer offers to buy the Property for the Purchase Price according to the terms of this Contract.

13.2 This offer/counter offer shall be open for acceptance in writing until 10 a.m. on March 27, 2014.

SIGNED AND DATED at Calgary, Alberta at 9:00 a.m. on March 24, 2014.

Signature of Buyer

Malcolm Brown

Print Name of Buyer

Signature of Buyer

Kassee Brown

Print Name of Buyer

Signature of Witness

Kristine Martin

Print Name of Witness

Signature of Witness

Kristine Martin

Print Name of Witness

14. ACCEPTANCE

14.1 The Seller accepts the Buyer's offer and agrees to sell the Property for the Purchase Price according to the terms of this Contract:

SIGNED AND DATED at Calgary Alberta at 12 p.m. on March 26th, 2014

Signature of Seller Guy Orlans

Signature of Witness Valerie Lock

Grant Thornton Ltd in its capacity as receiver
Print Name of Seller

Valerie Lock
Print Name of Witness

Signature of Seller
of 910234 Alberta Ltd
Print Name of Seller

Signature of Witness
Print Name of Witness

15. FINAL SIGNING

15.1 Final Signing of this Contract occurred at 3 p.m. on March 26, 2014

Initials of the person(s) who signed last

GO
VL

CONVEYANCING

Seller's Lawyer _____

Lawyer's Address _____

Lawyer's Phone _____ Fax _____

Buyer's Lawyer _____

Lawyer's Address _____

Lawyer's Phone _____ Fax _____

RESIDENTIAL REAL ESTATE PURCHASE CONTRACT

PROPERTY INSPECTION SCHEDULE

This Schedule is attached to and forms part of the Residential Real Estate Purchase Contract # 57 Evergreen

This Schedule is to be attached to the Real Estate Purchase Contract as a Buyer's Condition.

Between
Malcolm / Kass & Bauer as Buyer(s)
and

Grant Thornton Ltd in its capacity as receiver of 910234 Alberta Ltd as Seller(s)

Property Address 57 Evergreen Cres SW Calgary AB T2Y 0G4

1. The Buyer will have the right to have a property inspection completed by a professional or otherwise qualified inspector.
 - The Seller agrees to provide access (within reason) to the Property for this purpose.
 - The inspection is at the Buyer's expense unless otherwise agreed to in writing.
2. The Buyer will have a valid reason not to give the notice to waive/release the Condition if: (select one option and initial)
 - ☒ the property inspection identifies defects in the Property that are not acceptable to the Buyer, or
 - ☐ defects in the Property will exceed 1% of the Purchase Price to remedy, or
 - ☐ defects in the Property will exceed \$_____ to remedy
3. Cosmetic items will not be considered a defect for the purposes of paragraph 2 above.
4. In the event the Buyer does not give the notice to waive/release the Condition, the Seller is entitled to a copy of the complete inspection report.
 - The Seller must request the inspection report no later than 9 p.m. on the second day following the Condition Day.
 - The Buyer must provide the inspection report no later than 9 p.m. on the second day following the day the Seller requests it.
5. In the event the Seller does not agree that the Buyer has a valid reason not to give the notice to waive/release the Condition, then the Seller and Buyer may pursue all available remedies.

DATED at 9:21 p.m. on March 24

2014

Buyer Signature

Witness

Buyer Signature

Witness

DATED at 12 p.m. on March 26th, 2014

20

Seller Signature

Witness

Seller Signature

Witness

SCHEDULE "A"

This is Schedule "A" to the Real Estate Purchase Contract
Entered into between

910234 Alberta Ltd., by its court appointed receiver Grant Thornton Limited

(the "Seller")

Grant Thornton Ltd
Malcolm / Russell Brown

(the "Buyer")

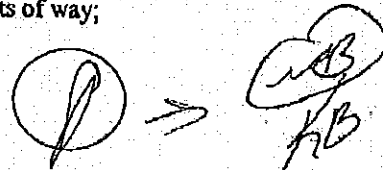
The legal description of the Property:

(the "Property")

The terms of this schedule replace, modify or add to the terms of the agreement of purchase and sale (the "Real Estate Purchase Contract") to which this schedule is attached. Where there is any inconsistency between the terms of this Schedule and the Real Estate Purchase Contract, the provisions of this Schedule shall prevail.

"AS IS - WHERE IS"

1. The Buyer acknowledges and agrees to purchase the Property, all buildings and improvements located on the Property, and any and all fixtures ("Attached Goods") and chattels ("Unattached Goods") including in the Real Estate Purchase Contract or included in the sale of the Property "as is" and "where is" as of the date of Possession, and agrees with the Seller that neither the Seller, nor its agents or representatives have made any representations or warranties with respect to the Property, any buildings or improvements located on the Property, or any Attached Goods or Unattached Goods included in the sale of the Property. Without limiting the generality of the foregoing, the Buyer agrees that neither the Seller nor its agents have made any representations or warranties with respect to:
 - (a) the condition of any buildings or improvements located on the Property;
 - (b) the condition of any Attached Goods or Unattached Goods included in the Real Estate Purchase Contract or otherwise sold with the Property;
 - (c) whether the Property complies with any existing land use or zoning bylaws or regulations, or municipal development agreements or plans;
 - (d) location of any buildings and other improvements on the Property and whether such location complies with any applicable municipal bylaws or regulations;
 - (e) whether or not any buildings or improvements located on the property encroach onto any neighbouring lands or any easements or rights of way;



- (f) whether or not any buildings or improvements located on any neighbouring lands encroach onto the Property;
- (g) the size and dimensions of the Property or any buildings or improvements located thereon;
- (h) whether or not the Property is contaminated with any hazardous substance within the meaning of the *Environmental Protection and Enhancement Act*; and
- (i) whether or not any of the buildings or other improvements located on the Property have been insulated with urea formaldehyde insulation.

OWNERSHIP OF UNATTACHED GOODS

- 2. The Buyer agrees that the Seller is selling only such interest as it may have in any Attached Goods or Unattached Goods referred to in the Real Estate Purchase Contract, or which may be located on the Property as at the date of Possession, and the Seller does not warrant that it has title to such Attached Goods or Unattached Goods. Further, the Buyer agrees that the Seller will not be liable for the removal of any chattels found on the Property prior to or on the date of closing. On closing, the Buyer may have possession of the Attached Goods and Unattached Goods which are then on or about the Property on an "as is" basis, subject to the rights claimed by the prior registered owner, and the Seller will not provide a Bill of Sale, Warranty, or other title document to the Buyer. Further, there will be no adjustment or abatement of any kind to the Purchase Price with respect to any Attached Goods or Unattached Goods.

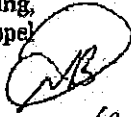
REAL PROPERTY REPORT & COMPLIANCE

- 3. The Seller is not required to provide the Buyer with a real property report or compliance certificate. Should the Seller provide the Buyer with a copy of a survey or real property report that it has in its possession, the Buyer agrees that any use of or reliance upon such document shall be at the Buyer's own risk. The Buyer must satisfy himself that the survey or real property report which the Seller might provide accurately reflects the Property and the buildings and improvements located thereon as they currently exist and the Seller shall not be responsible for any errors or omissions which might exist on such document.

The Seller does not represent or warrant the accuracy or validity of the said survey or real property report or compliance certificate,

CONDOMINIUM

- 4. The Property is a condominium:
 - (a) the Seller is not required to provide any condominium documentation to the Buyer, and the Buyer shall be solely responsible to obtain any condominium documentation he may require. Without limiting the generality of the foregoing, the Buyer must obtain on his own and at his sole cost and expense any estoppel

 →  KB

certificate, copy of the condominium bylaws, and financial statements for the Condominium Corporation that he may require;

- (b) the Buyer must satisfy himself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller, nor its agents, have made any representations or warranties pertaining to same including, without limiting the generality of the foregoing, the adequacy of any reserve fund the condominium corporation might have, any potential special assessments which might be levied by the condominium corporation, or the existence of any legal actions pending against the condominium corporation;
- (c) the Seller shall be responsible for amounts payable up to the closing date on account of any condominium fees and special assessments levied by the condominium corporation.

GOODS AND SERVICES TAX (G.S.T.)

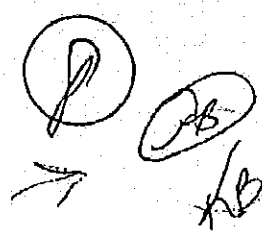
- 5. In addition to the purchase price payable hereunder, the Buyer shall pay to the Seller and indemnify the Seller against all Goods and Services Tax ("G.S.T.") payable on the purchase price as required by the *Excise Tax Act*. The Seller will not provide to the Buyer a Certificate of Exempt Supply, or any other certificate certifying that this purchase and sale transaction is not subject to the Goods and Services Tax. Should the Seller fail to collect G.S.T. from the Buyer, it shall not be construed by the Buyer as a certification by the Seller that no G.S.T. is payable by the Buyer hereunder, and the Buyer shall remain liable for any G.S.T. which might be payable with respect to this transaction.

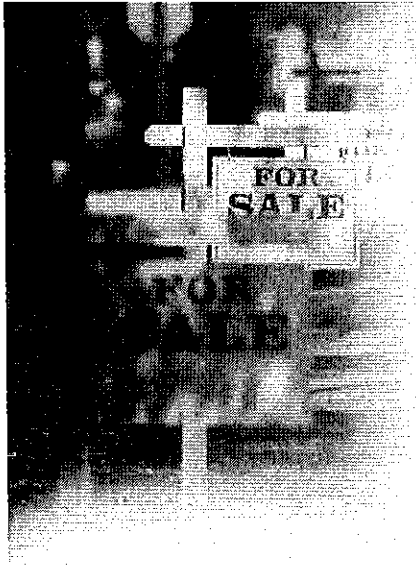
ACCEPTANCE BY FACSIMILE

- 6. The Seller and Buyer agree that this contract may be signed in counterpart, and the acceptance of this offer communicated or confirmed by facsimile transmission shall be binding upon the parties. The Buyer agrees to promptly deliver an executed original Real Estate Purchase Contract to the Seller.

FORECLOSURE/RECEIVERSHIP PROCEEDINGS

- 7. If this offer is being made pursuant to or in a Court of Queen's Bench-foreclosure proceedings or a Court of Queen's Bench Receivership proceeding, such offer may only be accepted by order of said Court and is subject to the terms of that Order. Any agreement arising out of the Seller's acceptance of this offer is conditional upon the approval thereof of the said Court.

Handwritten initials and signatures. On the left, a circled 'P' with an arrow pointing to the right. On the right, a circled 'AB' with a signature 'AB' written below it.



Market Analysis

Prepared for
Grant Thornton

For property at
57 EVERGLEN CR SW

This comparative market analysis or price estimate was prepared solely for the client for the purpose or function indicated in the report and is not intended for subsequent use. It was not prepared by an authorized real estate appraiser and is not a real estate appraisal. It does not comply with the standards of professional appraisal practice and should not be used in lieu of an appraisal performed by an authorized appraiser.



Frances Dares
Remax House of Real Estate
#20, 2439 - 54 AVENUE S.W.
CALGARY, AB T3E 1M4
Phone: 403-880-7680

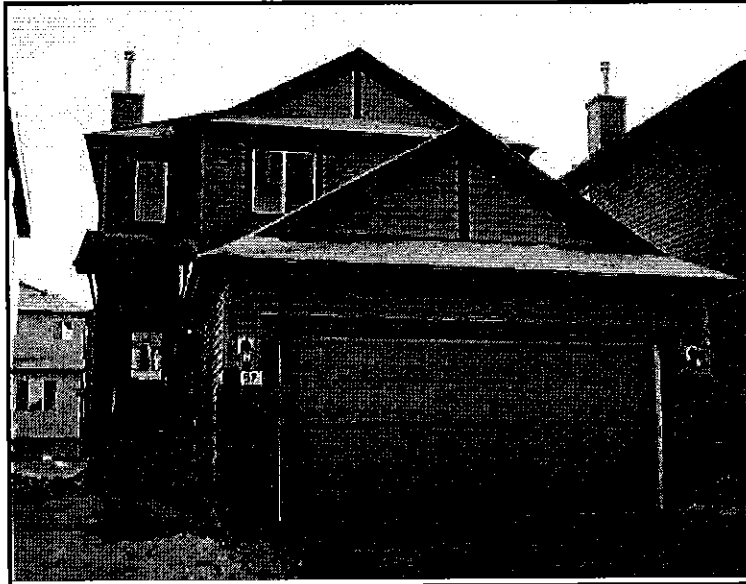
Fax: 403-476-7694
Email: frances@francesdares.ca
www.francesdares.ca



Subject Property



Prepared for Grant Thornton



57 EVERGLEN CR SW
Calgary, ALBERTA, T2Y 0G4

Type: Residential Detached Single Family
Year Built: 2007

Total Bedrooms: 3
Total Bathrooms: 2.1
Total Floor Area: 152.4 M
1639.95 Sq Ft

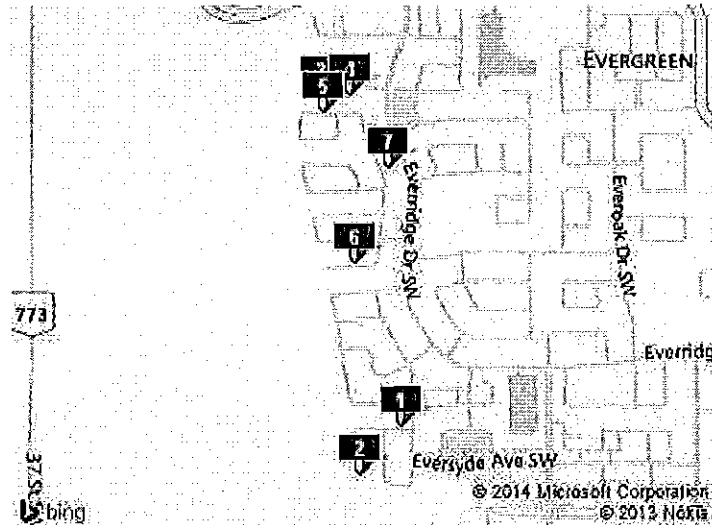
Charming NEW TRICO BUILD nestled on a crescent in EVERGREEN. Over 1600 sq ft of living space in this 2 storey home with FRONT ATTACHED DOUBLE GARAGE. The exterior nicely displays contrasting colors of tan & smoky grey trim with stacked stone accents. Once inside you are greeted with contemporary elements & espresso colored hardwood floors. The open concept boasts a kitchen wrapped in rich maple cabinets with brushed chrome hardware, gas fireplace with stacked stone front & mantle. This is a perfect family home as it features main floor laundry, large mud room, plenty of storage in the walk-thru pantry & 2 built in desks. The master bedroom is complete with a walk-in closet, 4 Pc. ensuite with corner soaker tub & separate shower. don't wait, make this light filled residence with a SOUTH FACING backyard your new home. CALL LISTER FOR FURTHER DETAILS.

Frances Dares, Remax House of Real Estate
20, 2439 54th Ave SW, CALGARY, AB T3E 1M4
Office: 403-880-7680 | Fax: 403-476-7694



Comparable Property Location

Prepared for Grant Thornton



Comparable Address	# Beds	SqFt	Days on Market	List Price	Sale Price
300 EVERGLEN WY SW	3	1604.91	11	\$409,900	\$405,000
140 EVERGLEN GV SW	3	1516.65	13	\$414,500	\$411,000
64 EVERWOODS CL SW	4	1683.92	11	\$427,000	\$422,000
28 Everwoods CL SW	3	1688.87	46	\$439,000	\$429,000
57 EVERWOODS CL SW	3	1781.44	48	\$454,900	\$457,000
174 EVERGLEN CR SW	3	1668.42	91	\$459,700	\$445,000
229 EVERRIDGE DR SW	4	1580.16	22	\$469,900	\$459,500

Frances Dares, Remax House of Real Estate
 20, 2439 54th Ave SW, CALGARY, AB T3E 1M4
 Office: 403-880-7680 | Fax: 403-476-7694



Calgary-C-Evergreen
57 EVERGLEN Crescent SW

LP \$ 448,900
MLS #: C3308731

Status:	Expired	Type:	Residential Detached Single Family
DOM:	87	Style:	2 Storey
Rms Abv Gd:	5	Year Built:	2007
Bedrms:	Above: 3/Ttl: 3	Basement:	Full
Full/Half Baths:	2/1	Bsmnt Dev:	Unfinished
Tot Flr SqFt:	1639.95	Total Sq M:	152.4

Charming NEW TRICO BUILD nestled on a crescent in EVERGREEN. Over 1600 sq ft of living space in this 2 storey home with FRONT ATTACHED DOUBLE GARAGE. The exterior nicely displays contrasting colors of tan & smoky grey trim with stacked stone accents. Once inside you are greeted with contemporary elements & espresso colored hardwood floors. The open concept boasts a kitchen wrapped in rich maple cabinets with brushed chrome hardware, gas fireplace with stacked stone front & mantle. This is a perfect family home as it features main floor laundry, large mud room, plenty of storage in the walk-thru pantry & 2 built in desks. The master bedroom is complete with a walk-in closet, 4 Pc. ensuite with corner soaker tub & separate shower. don't wait, make this light filled residence with a SOUTH FACING backyard your new home. CALL LISTER FOR FURTHER DETAILS.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: 15 days Negotiable		Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: New; Never Occupied		Main:	77.5	833.97
Enst Baths:		0	0	1	0	0			Uppr:	74.9	805.98
Addl Rms:			Finish Levels: 2				Garage Dim:		AbGd:		
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only				Elem Schl:		Lowr:			
Fireplace:	Stone Facing, Mantle						Middle Schl:		BlGd:		
Parking:	Double Garage Attached						High Schl:		Total A.G:	152.4	1,639.95

Living Room:	3.40x4.97	M	Master Bdrm:	3.41x3.60	U
Dining Room:			Bedrm 2:	4.08x2.82	U
Kitchen:	3.00x3.36	M	Bedrm 3:	3.00x4.17	U
Family Room:			Bedrm 4:		
Den:					
Bonus Room:					

Flooring:	Hardwood, Carpet, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Flat Site, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Public Transportation	Features:	Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home
Goods Incl:	Dishwasher-Built-In, Hood Fan, Vacuum System-Roughed-In, Stove-Electric	Amenities:	

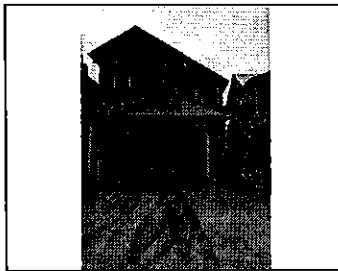
Restrict: N-KNW
Goods Excl:

Warranty: Certified New Home Warranty Program
Front Exposure: N

Prop Class: Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:	Condo/HOA Incl:		
Prk Encl/TTL: 2/4			
Reg Size:			

Total Lot M2: 342.0	Lot Dimen:
Frontage: 10.4	Lot Shape: Rectangular
Depth: 33.0	Zoning: R-1A
Conform:	Front Expos: N
Conform Yr:	

Mortgage: \$0	Cash Down:
Payments:	Due:
Rate:	Lender:
Taxes: \$ 551 - 2007	Local Improve



Calgary-C-Evergreen
300 EVERGLEN Way SW

LP \$ 409,900 SP: \$405,000
MLS #: C3591490

Status:	Sold	Type:	Residential Detached Single Family
DOM:	11	Style:	2 Storey
Rms Abv Gd:	5	Year Built:	2006
Bedrms:	Above: 3/Ttl: 3	Basement:	Full
Full/Half Baths:	2/1	Bsmnt Dev:	Unfinished
Tot Flr SqFt:	1604.91	Total Sq M:	149.1

ATTENTION ALL SAVVY HOME BUYERS!!! ***This is the best priced home in the whole Evergreen*** This 2 storey 3 bedroom/2.5 bath Jayman built home is located in one of the best neighborhoods of SW. SOUTH FACING BACKYARD allows tons of natural light into the house. Spacious open concept main floor has got gleaming hardwood throughout. Kitchen is very functional and has lots of cabinet space. Enjoy your family time in the cozy living room with a fireplace and access to the deck. Upstairs you will find a big bonus room, large master bedroom with a full ensuite bath and a walk-in closet, another full size large bathroom and 2 spacious bedrooms. Enjoy your time on the big deck overlooking fantastic backyard. Basement is unfinished and is waiting for your development ideas. Hurry up this home will not last long. Call your best realtor right now!!!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: 30 days 12/04/13 negotiable	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: Vacant	Main:	62.6	673.83
Enst Baths:		0	0	1	0	0		Uppr:	86.4	930.01
Addl Rms:		Finish Levels: 2					Garage Dim:	AbGd:		
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:		
Fireplace:	Tile Surround					Middle Schl:	BIGd:			
Parking:	Double Garage Attached					High Schl:	Total A.G:	149.1	1,604.91	

Living Room:		Master Bdrm:	3.9x3.5	U	
Dining Room:		Bedrm 2:	2.9x2.6	U	Great Room 4x4 M
Kitchen:		Bedrm 3:	2.6x3.9	U	
Family Room:	3.6x4.8	Bedrm 4:			
Den:		Breakfast Nook	3x3.9	U	

Bonus Room:

Flooring:	Hardwood, Carpet, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Cul-De-Sac	Features:	Deck
Goods Incl:	Dryer, Dishwasher-Built-In, Garage Opener-1 Control, Oven-Microwave, Refrigerator, Washer, Stove-Electric	Amenities:	Appliances Included
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None

Front Exposure: N

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4	,Amenities Associated With Hoa/Condo		
Reg Size:				

Total Lot M2:	322.0	Lot Dimen:	
Frontage:	9.7	Lot Shape:	Rectangular
Depth:	33.0	Zoning:	R-1N
Conform:		Front Expos:	N
	Conform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,443 - 2013	Local Improve	

02/15/14

8:41 AM

-- INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. --

RES Client Detail View



Calgary-C-Evergreen
140 EVERGLEN Grove SW

LP \$ 414,500 SP: \$411,000
MLS #: C3595201

Status:	Sold	Type:	Residential Detached Single Family
DOM:	13	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	2005
Bedrms:	Above: 3/Ttl: 3	Basement:	Full
Full/Half Baths:	2/1	Bsmnt Dev:	Unfinished
Tot Flr SqFt:	1516.65	Total Sq M:	140.9

Ready to start the New Year in this fantastic 2 storey home? Don't miss out! This home has been well taken care of and is in move-in condition. The floor plan is very functional, featuring a wide open foyer leading to the bright living room with fireplace and large windows letting in an abundance of natural sunlight. The large kitchen is complete with an island & lots of counter/cupboard space. The dining area with sliding doors leads to a gigantic deck overlooking the south facing semi private backyard. Upstairs offers, bonus room, 2 bedrooms and a large master with an ensuite. Basement is framed for a rec room, bathroom, and bedroom, even the vacuum system is all set up and ready to go! Shingles, fascia, gutters, and eaves were replaced in 2010. Carpet was upgraded with an 8lb underlay. Close to schools, shopping centres, playgrounds, transportation and many other amenities. Don't wait, call your Realtor for a showing today!

Directions:

Virtual Tour:

Brochure:

1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: 03/03/14 Negotiable	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	Occupancy: Seller	Main:	59.6	641.53
Enst Baths:	0	0	1	0	0		Uppr:	81.3	875.11
Addl Rms:	Finish Levels: 2					Garage Dim:	AbGd:	140.9	1516.65
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only				Elem Schl:	Lowr:		
Fireplace:	Mantle, Tile Surround					Middle Schl:	BlGd:		
Parking:	Double Garage Attached					High Schl:	Total A.G:	140.9	1,516.65

Living Room:	4.7x3.7	M	Master Bdrm:	3.7x3.3	U
Dining Room:	3.3x2.3	M	Bedrm 2:	3.1x2.7	U
Kitchen:	3.2x2.3	M	Bedrm 3:	3.4x2.6	U
Family Room:			Bedrm 4:		
Den:					
Bonus Room:	5.4x3.7	U			

Flooring:	Carpet, Laminate Flooring	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl, Stone	Remodel:	
Site Influen:	Fenced, Flat Site, Level Land, Landscaped, Playground Nearby, Shopping Nearby	Features:	Closet Organizers, Deck, Detectors Smoke, Carbon Monoxide Detectors, No Smoking Home

Goods Incl: Refrigerator, Stove-Electric, Dishwasher-Built-In, Vacuum System Attachments, Garage Opener-2 Control, Washer, Dryer, Hood Fan, Window Coverings-All

Amenities:

Restrict: N-KNW
Goods Excl: TV & wall mount in Bonus room, Shelving at front door

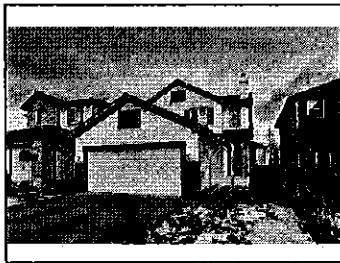
Warranty: None

Front Exposure: N

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	371.0	Lot Dimen:	
Frontage:	9.1	Lot Shape:	Rectangular
Depth:	34.7	Zoning:	R-1N
Conform:		Front Expos:	N

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,348 - 2013	Local Improve	



Calgary-C-Evergreen
64 EVERWOODS Close SW

LP \$ 427,000 SP: \$422,000
MLS #: C3593767

Status:	Sold	Type:	Residential Detached Single Family
DOM:	11	Style:	2 Storey
Rms Abv Gd:	6	Year Built:	2004
Bedrms:	Above: 3/Ttl: 4	Basement:	Full
Full/Half Baths:	2/1	Bsmnt Dev:	Partly Finished
Tot Flr SqFt:	1683.92	Total Sq M:	156.4

Welcome to this well appointed family home in Evergreen. Entering this home, you will find a large front foyer and oversized front closet to store multiple seasons of clothing needed in Calgary's varying weather. This home also features a cozy living room with inviting gas fireplace and large window looking out to the deck, and a generous sized kitchen with a walk through pantry and breakfast bar. Laundry is also on the main floor. Upstairs you will find 3 bedrooms including a generous sized master suite with a large walk in closet and ensuite with soaker tub and stand up shower. In the basement is a large bedroom that is perfect for a guest bedroom, or room for a teenager, there is also roughed in plumbing for a fourth bathroom. The rest is for you to design. The backyard is also fully fenced.

Directions:

Virtual Tour: <http://quicksilvertours.ca/virtualtour.php?id=1000901>

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: 45 days Negotiable		Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: Seller		Main:	78.1	840.35
Enst Baths:		0	0	1	0	0			Uppr:	78.4	843.58
Addl Rms:							Garage Dim:		AbGd:		
Fin Fpl/Rgh:	1/						Elem Schl:		Lowr:		
Fireplace:							Middle Schl:		BlGd:		
Parking:							High Schl:		Total A.G:	156.4	1,683.92

Living Room:	5.08x3.96	M	Master Bdrm:	3.96x3.66	U
Dining Room:	3.66x2.84	M	Bedrm 2:	4.67x3.05	U
Kitchen:	3.20x2.90	M	Bedrm 3:	4.16x2.84	U
Family Room:			Bedrm 4:	3.0x4.85	B
Den:			Laundry Room	2.13x1.62	M

Bonus Room:

Flooring:	Carpet, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl, Stone	Remodel:	
Site Influen:	Flat Site, Fenced, Level Land, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation,	Features:	Deck, Detectors Smoke, Exterior Walls- 2x6', No Smoking Home, Drapery Rods
Goods Incl:	Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Refrigerator, Stove-Electric, Washer, Window Coverings-All	Amenities:	

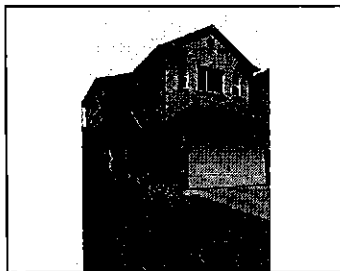
Restrict: N-KNW
Goods Excl:

Warranty: None
Front Exposure: S

Prop Class: Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:	Condo/HOA Incl:		
Prk Encl/TTL: 2/4			
Reg Size:			

Total Lot M2: 342.0	Lot Dimen:
Frontage: 10.4	Lot Shape: Rectangular
Depth: 33.0	Zoning: R-1N
Conform:	Front Expos: S
Conform Yr:	

Mortgage: \$0	Cash Down:
Payments:	Due:
Rate:	Lender:
Taxes: \$ 2,468 - 2013	Local Improve



Calgary-C-Evergreen
28 Everwoods Close SW

LP \$ 439,000 SP: \$429,000

MLS #: C3581487

Status: Sold
DOM: 46
Rms Abv Gd: 7
Bedrms: Above: 3/Ttl: 3
Full/Half Baths: 2/1
Tot Flr SqFt: 1688.87

Type: Residential Detached Single Family
Style: 2 Storey Split
Year Built: 2004
Basement: Full
Bsmnt Dev: Unfinished
Total Sq M: 156.9

OPEN HOUSE Saturday Sept. 14th 1-3pm **PRICE REDUCED*** Come to Evergreen - a great community to raise a family. Was originally built as a SHOWHOME and is in good condition. A wide open floor plan is only one of the many desirable features this 2 storey home possesses. Main floor laundry equipped with NEW front load appliances, plus a cozy fireplace and maple hardwood floors throughout. Upstairs is a large bonus (family) room and three bedrooms. A VACUFLOW system is installed through out making cleaning even easier. Unfinished basement is waiting for your touch. Relax on your deck in your quiet backyard. There is a gas outlet that allows you to hook up to a barbeque which is great for entertaining. A playground green space is only 3 doors down the street and the Fish Creek trails are a bike ride away. Must see to appreciate this beautiful home!

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:30 days 09/13/13 negotiable	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	1	0	0	Occupancy: Seller	Main:	65.7	707.20
Enst Baths:		0	0	1	0	0		Uppr:	91.2	981.68
Addl Rms:	Finish Levels: 2						Garage Dim:	AbGd:		
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:		
Fireplace:	Mantle, Tile Surround						Middle Schl:	BiGd:		
Parking:	Double Garage Attached						High Schl:	Total A.G:	156.9	1,688.87

Living Room:	4.7x3.8	M	Master Bdrm:	4.1x3.8	U
Dining Room:	3.2x2.7	M	Bedrm 2:	3.2x3.0	U
Kitchen:	3.2x2.7	M	Bedrm 3:	3.5x2.7	U
Family Room:			Bedrm 4:		
Den:					
Bonus Room:	5.4x4.7	U			

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Brick, Vinyl	Remodel:	
Site Influen:	Fenced, Landscaped, No Back Lane	Features:	Deck, Detectors Smoke

Goods Incl:	Venetian Blinds, Dishwasher-Built-In, Garage Opener-2 Control, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Storage Shed, Alarm/Security System	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None
Front Exposure: S

Prop Class: Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:	Condo/HOA Incl:		
Prk Encl/TTL: 2/2			
Reg Size:			

Total Lot M2:	Lot Dimen:
Frontage: 10.4	Lot Shape: Rectangular
Depth: 33.0	Zoning: R-1N
Conform:	Front Expos: S
Conform Yr:	

Mortgage: \$0	Cash Down:
Payments:	Due:
Rate:	Lender:
Taxes: \$ 2,500 - 2013	Local Improve:



Calgary-C-Evergreen
57 EVERWOODS Close SW

LP \$ 454,900 SP: \$457,000
MLS #: C3582406

Status:	Sold	Type:	Residential Detached Single Family
DOM:	47	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	2004
Bedrms:	Above: 3/Ttl: 3	Basement:	Full
Full/Half Baths:	2/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1781.44	Total Sq M:	165.5
		New Construction:	N

Beautiful 1781 sq ft 2 storey situated on quiet street in Evergreen. Main level features 9 ft ceiling, beautiful kitchen w/granite counters, stained maple cabinets, hardwood floors, black appliances, walk-in pantry & large breakfast bar. Great Room accented by tile surround gas fireplace w/mantle. Breakfast Nook leads to 2-tiered deck full width deck w/gas line for BBQ within fully fenced & landscaped south facing backyard. Upper level consists of Bonus Room, 4-pc bath w/ceramic tile floor, 3 bedrooms including master bed complimented by walk-in closet, huge 4-pc en suite w/ceramic tile floor, corner soaker tub & separate shower. Developed basement provides huge family room & roughed in plumbing for future bathroom. Close to schools, playgrounds & Fish Creek Park. A fantastic home for a growing family

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:30 days		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	1	0	0	Occupancy: Vacant		Main:	70.7	761.02
Enst Baths:		0	0	1	0	0			Uppr:	94.8	1020.43
Addl Rms:							Garage Dim:		AbGd:		
Fin Fpl/Rgh:	1/						Elem Schl:	www.cbe.ab.ca (for public)	Lowr:		
Fireplace:							Middle Schl:	www.ccssd.ab.ca (separate)	BlGd:		
Parking:							High Schl:		Total A.G:	165.5	1,781.44

Living Room:	4.26x4.24	M	Master Bdrm:	4.92x4.45	U	
Dining Room:	2.80x3.34	M	Bedrm 2:	2.87x3.04	U	Laundry Room: 1.60x3.49 M
Kitchen:	3.34x3.69	M	Bedrm 3:	3.04x3.14	U	
Family Room:	4.35x7.31	B	Bedrm 4:			
Den:			BR	5.17x3.66	U	

Bonus Room:

Flooring:	Hardwood, Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby, Public Transportation	Features:	Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home
Goods Incl:	Dishwasher-Built-In, Dryer, Hood Fan, Humidifier-Power (Furnace), Garage Opener-2 Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer	Amenities:	Fenced
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None

Front Exposure:N

Prop Class:	Single Family	Condo/HOA:		Condo:		HOA:	
Condo Name:		Condo/HOA Incl:					
Prk Encl/TTL:	2/4						
Reg Size:							

Total Lot M2:	352.0	Lot Dimen:	10.66 x 33.0
Frontage:	10.7	Lot Shape:	Rectangular
Depth:	33.0	Zoning:	R-1N
Conform:		Front Expos:	N

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,000 - 2013	Local Improve:	



Calgary-C-Evergreen
174 EVERGLEN Crescent SW

LP \$ 459,700 SP: \$445,000
MLS #: C3590779

Status:	Sold	Type:	Residential Detached Single Family
DOM:	91	Style:	2 Storey
Rms Abv Gd:	6	Year Built:	2007
Bedrms:	Above: 3/Ttl: 3	Basement:	Full
Full/Half Baths:	2/1	Bsmnt Dev:	Partly Finished See Remarks
Tot Flr SqFt:	1668.42	Total Sq M:	155.0

OPEN HOUSE Jan 18 1pm-4pm Location, location, location! 2 storey home on one the best streets in Evergreen. This home is close to all amenities, Fish Creek Park & public transportation. 2-storey home w/ fantastic lay out. Has open concept from kitchen to dining room, family room area. Fireplace in family room. Laminate flooring on main. Kitchen with eating bar island, maple cabinets, black appliances. Half bath, laundry on main. Walk through pantry from double attached garage to kitchen. Upstairs with huge master bedroom, walk in closet, 4 piece en suite. Other two bedrooms are very generous in size. Extra desk area in one of the bedrooms. Another 4 piece bath up. Basement is partially developed. Rec room, bedroom, bathroom all framed, drywalled, and painted. The bathroom is roughed in and ready to finish. Subfloor complete. All permits have been registered with the City. Yard completely landscaped & fenced. Aggregate patio in back facing SOUTH. This home is a must to see and shows extremely well!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: 90 days negotiable	Level	Mtr2	SqFt
Full Baths:	0	1	0	1	0	0	Occupancy: Seller	Main:	77.5	834.00
Enst Baths:		0	0	1	0	0		Uppr:	77.5	834.43
Addl Rms:			Finish Levels: 3				Garage Dlm:	AbGd:	155.0	1668.42
Fin Fpl/Rgh: 1/			Fplc Fuel: Gas Only				Elem Schl:	Lowr:		
Fireplace:			Stone Facing				Middle Schl:	BIGd:		
Parking:			Double Garage Attached				High Schl:	Total A.G:	155.0	1,668.42

Living Room:	5.05x3.96	M	Master Bdrm:	3.96x3.66	U
Dining Room:	3.35x2.64	M	Bedrm 2:	4.29x2.84	U
Kitchen:	3.35x3.1	M	Bedrm 3:	3.05x2.84	U
Family Room:			Bedrm 4:		
Den:					
Bonus Room:					

Flooring:	Ceramic Tile, Carpet, Laminate Flooring	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stone, Vinyl	Remodel:	
Site Influen:	Fenced, Flat Site, Golf Nearby, Level Land, Landscaped, Playground Nearby, Schools, Shopping Nearby, Public	Features:	Closet Organizers, Detectors Smoke
Goods Incl:	Refrigerator, Stove-Electric, Dishwasher-Built-In, Hood Fan, Vacuum Systems, Vacuum System Attachments, Garage Opener, Garage Opener-1 Control, Garage Opener-2 Control, Window Coverings-All	Amenities:	
		Restrict:	PHLB
		Goods Excl:	

Warranty: None
Front Exposure: N

Prop Class:	Single Family	Condo/HOA:		Condo:		HOA:	
Condo Name:		Condo/HOA Incl:					
Prk Encl/TTL:	2/4						
Reg Size:							

Total Lot M2:	366.0	Lot Dimen:	
Frontage:	10.8	Lot Shape:	Rectangular
Depth:	33.0	Zoning:	R-1N
Conform:		Front Expos:	N
	Conform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,639 - 2013	Local Improve	



Calgary-C-Evergreen
229 EVERRIDGE Drive SW

LP \$ 469,900 SP: \$459,500
MLS #: C3594985

Status: Sold
DOM: 22
Rms Abv Gd: 4
Bedrms: Above: 3/Ttl: 4
Full/Half Baths: 3/1
Tot Flr SqFt: 1580.16

Type: Residential Detached Single Family
Style: 2 Storey
Year Built: 2006
Basement: Full
Bsmnt Dev: Fully Finished
Total Sq M: 146.8

Beautiful Two Storey four bedroom home in Evergreen with bonus room, den and west facing yard. The main floor is bright and the kitchen is well appointed with elegant black and brown shaded Granite counter tops, Stainless Steel appliances, a sunny eating nook, great room with gas fireplace, 2 piece powder room and laundry. Upstairs there are three bedrooms, a bonus room, a four piece bathroom, and a five piece master ensuite bathroom. The basement is fully developed with a four piece bath, a fourth bedroom, family room and den. The yard is fenced and has a wonderful deck. There is a double attached garage. This home is well located close to schools and public transit.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	<u>Poss:</u> Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	2	0	0	Occupancy: Seller		Main:	88.9	956.70
Enst Baths:		0	0	1	0	0			Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim:		AbGd:		
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only						Elem Schl:	Lowr:		
Fireplace:	Mantle							Middle Schl:	BlGd:		
Parking:	Double Garage Attached						High Schl:		Total A.G:	146.8	1,580.16

Living Room:		Master Bdrm:	4.5x3.4	U	
Dining Room:		Bedrm 2:	3.1x2.9	U	Breakfast No 3.35x3.02 M
Kitchen:		Bedrm 3:	2.9x2.9	U	
Family Room:	3.5x4.7	Bedrm 4:	2.8x2.7	B	
Den:		Den	2.8x2.7	B	
Bonus Room:	4.5x3			U	

Flooring:	Carpet, Ceramic Tile, Linoleum	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Playground Nearby, See Remarks, Public Transportation	Features:	Detectors Smoke, Vinyl Windows

Goods Incl: Dryer, Dishwasher-Built-In, Hood Fan, Garage Opener-2 Control, Refrigerator, Stove-Electric

Amenities:

Restrict: N-KNW
Goods Excl:

Warranty: None
Front Exposure:E

Prop Class:	Single Family	Condo/HOA:		Condo:		HOA:	
Condo Name:		Condo/HOA Incl:					
Prk Encl/TTL:	2/4						
Reg Size:							

Total Lot M2:	362.0	Lot Dimen:	
Frontage:	9.3	Lot Shape:	Rectangular
Depth:		Zoning:	R-1N
Conform:		Front Expos:	E

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,487 - 2013	Local Improve	

02/15/14

8:41 AM

-- INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. --

RES Client Detail View

MLS #:C3591490	Evergreen	300 EVERGLEN WY SW	SP: \$405,000
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DOM:11	Rooms Above:5	Type:DETCH	List Price:409900
Appx Yr Built:2006	Bedrooms:3	Style:ST2	List Date:11/04/13
Total Flr Area:1604.91	Bathrooms:21	Basement:FULL	Sold Date:11/15/13
Lot Size:322.000	Enc Prkg:2	Heating:1F-A	SP/Sq Ft:\$252

MLS #:C3595201	EVERGREEN	140 EVERGLEN GV SW	SP: \$411,000
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DOM:13	Rooms Above:7	Type:DETCH	List Price:414500
Appx Yr Built:2005	Bedrooms:3	Style:ST2	List Date:01/02/14
Total Flr Area:1516.65	Bathrooms:21	Basement:FULL	Sold Date:01/15/14
Lot Size:371.000	Enc Prkg:2	Heating:1F-A	SP/Sq Ft:\$271

MLS #:C3593767	Evergreen	64 EVERWOODS CL SW	SP: \$422,000
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DOM:11	Rooms Above:6	Type:DETCH	List Price:427000
Appx Yr Built:2004	Bedrooms:4	Style:ST2	List Date:12/02/13
Total Flr Area:1683.92	Bathrooms:21	Basement:FULL	Sold Date:12/13/13
Lot Size:342.000	Enc Prkg:2	Heating:1F-A	SP/Sq Ft:\$251

MLS #:C3581487	Evergreen	28 Everwoods CL SW	SP: \$429,000
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DOM:46	Rooms Above:7	Type:DETCH	List Price:439000
Appx Yr Built:2004	Bedrooms:3	Style:SPLT2	List Date:08/13/13
Total Flr Area:1688.87	Bathrooms:21	Basement:FULL	Sold Date:09/28/13
Lot Size:	Enc Prkg:2	Heating:1F-A	SP/Sq Ft:\$254

MLS #:C3582406	Evergreen	57 EVERWOODS CL SW	SP: \$457,000
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DOM:48	Rooms Above:7	Type:DETCH	List Price:454900
Appx Yr Built:2004	Bedrooms:3	Style:ST2	List Date:08/22/13
Total Flr Area:1781.44	Bathrooms:21	Basement:FULL	Sold Date:10/09/13
Lot Size:352.000	Enc Prkg:2	Heating:1F-A	SP/Sq Ft:\$257

MLS #:C3590779	Evergreen	174 EVERGLEN CR SW	SP: \$445,000
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DOM:91	Rooms Above:6	Type:DETCH	List Price:459700
Appx Yr Built:2007	Bedrooms:3	Style:ST2	List Date:10/28/13
Total Flr Area:1668.42	Bathrooms:21	Basement:FULL	Sold Date:01/27/14
Lot Size:366.000	Enc Prkg:2	Heating:1F-A	SP/Sq Ft:\$267

MLS #:C3594985	EVERGREEN	229 EVERRIDGE DR SW	SP: \$459,500
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DOM:22	Rooms Above:4	Type:DETCH	List Price:469900
Appx Yr Built:2006	Bedrooms:4	Style:ST2	List Date:12/26/13
Total Flr Area:1580.16	Bathrooms:31	Basement:FULL	Sold Date:01/17/14
Lot Size:362.000	Enc Prkg:2	Heating:1F-A	SP/Sq Ft:\$291

Min. List Price: \$409,900
Min. Sold Price: \$405,000

Avg. List Price:439,271
Avg. Sold Price:432,643

Max. List Price:469,900
Max. Sold Price:459,500

Avg. DOM: 34

Pricing Your Property



Prepared for Grant Thornton

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

<u>Sell Price Statistics</u>	<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price: \$424,100	Average Price/Sq Ft: \$258.12 x 1,639	\$423,100
High Price: \$439,500	High Price/Sq Ft: \$278.16 x 1,639	\$455,900
Median Price: \$429,000	Median Price/Sq Ft: \$254.15 x 1,639	\$416,500
Low Price: \$405,000	Low Price/Sq Ft: \$244.80 x 1,639	\$401,200

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

Summary...

Analysis of the selected comparable properties suggest similar properties are selling in the price range of: **\$410,000 to \$435,000**

Recommend Price: \$425,000

Frances Dares, Remax House of Real Estate
20, 2439 54th Ave SW, CALGARY, AB T3E 1M4
Office: 403-880-7680 | Fax: 403-476-7694

RESIDENTIAL PURCHASE CONTRACT NOTICE

(Re: Waiver/Satisfaction of Conditions)

This Notice is attached to and forms part of the Residential Purchase Contract # 57 Everglen

Notice to: Grant Thornton Ltd. in its capacity as receiver of 910234 Alberta Ltd.

Municipal Address 57 EVERGLEN CR SW
Calgary

Seller/Buyer of the Property

T2Y 0G4

1. I am the Seller/Buyer of the Property in the Residential Purchase Contract # 57 Everglen.
The condition(s) in that Contract that I now unilaterally waive or have satisfied is (are):

8.1 a) financing condition

b) property inspection

2. All other provisions in the Contract remain in full force and effect.
3. In this notice, the singular shall be constituted as the plural where the context so requires.
4. This notice shall enure to the benefit and be binding upon my heirs, executors, administrators, successors and assigns.
5. As per the Contract, if a notice has not been given to the other party before 9 p.m. on or before the stated Condition Day, then the transaction is ended.

SIGNED in the presence of a witness, and DATED at calgary

at 5:45 p.m. on FRI APRIL 04, 2014, Alberta

Seller/Buyer

Witness

Seller/Buyer

Witness

If needed for commercial transactions:

Per:

Authorized Signing Officer(s)

Witness

Per:

Authorized Signing Officer(s)

Witness



RESIDENTIAL PURCHASE CONTRACT NOTICE

(Re: Waiver/Satisfaction of Conditions)

This Notice is attached to and forms part of the Residential Purchase Contract # 57 Evergreen

Notice to: Grant Thornton Ltd.

Seller/Buyer of the Property

Municipal Address 57 EVERGREEN CR SW

T2Y 0G4

Calgary

1. I am the Seller/Buyer of the Property in the Residential Purchase Contract # 57 Evergreen

(the "Contract").

The condition(s) in that Contract that I now unilaterally waive or have satisfied is (are):

8.1 (d) Subject to buyers satisfactory review of title and all instruments.

2. All other provisions in the Contract remain in full force and effect.
3. In this notice, the singular shall be constituted as the plural where the context so requires.
4. This notice shall enure to the benefit and be binding upon my heirs, executors, administrators, successors and assigns.
5. As per the Contract, if a notice has not been given to the other party before 9 p.m. on or before the stated Condition Day, then the transaction is ended.

SIGNED in the presence of a witness, and DATED at Calgary, Alberta
at 2:00 P.m. on March 25, 2014

[Signature]
Seller/Buyer

[Signature]
Seller/Buyer

[Signature]
Witness

[Signature]
Witness

If needed for commercial transactions:

Per: _____
Authorized Signing Officer(s)

Witness _____

Per: _____
Authorized Signing Officer(s)

Witness _____