

A Stately Manor Home

ON THE WATER IN ELBOW VALLEY ESTATES



COLDWELL BANKER
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THE STARNES GROUP

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8 REFLECTION COVE

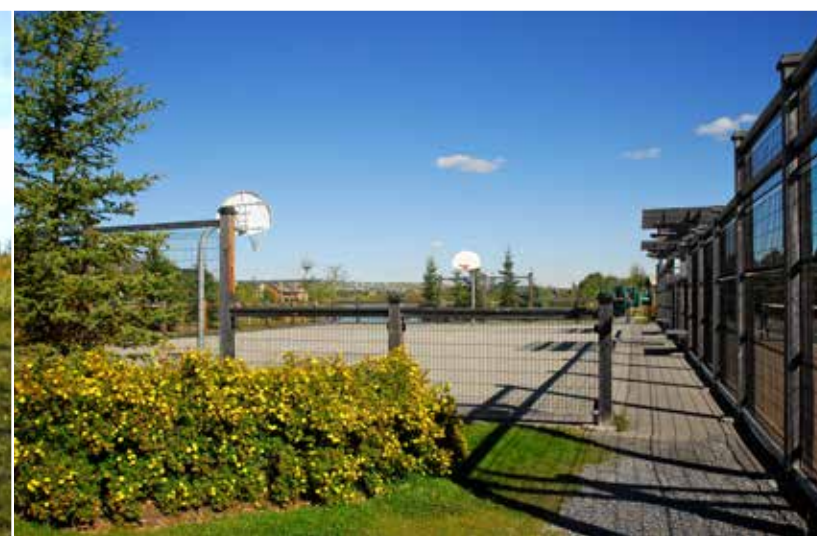
ELBOW VALLEY ESTATES | ALBERTA, CANADA



*Holidays in Elbow Valley for
children are truly magical...*

THE COMMUNITY OF ELBOW VALLEY

The Elbow Valley community is widely regarded as a distinctive, one-of-a-kind place. It was honored as Canada's Community of the Year for two years in a row. This is a very special community and to understand the investment that has been made to create this neighborhood, please visit the Elbow Valley website at www.elbowvalley.com. The amenities, the environmental reserves, the architectural controls, the interpretive centre, the community centre, the community planned activities (such as ice hockey on the lake every Sunday in the winter), the pathway system, the beach, the tennis courts and the proximity to the golf courses all make for an irreplaceable and matchless living experience.





*Incredible community amenities with a
fabulous escape to nature activities...*



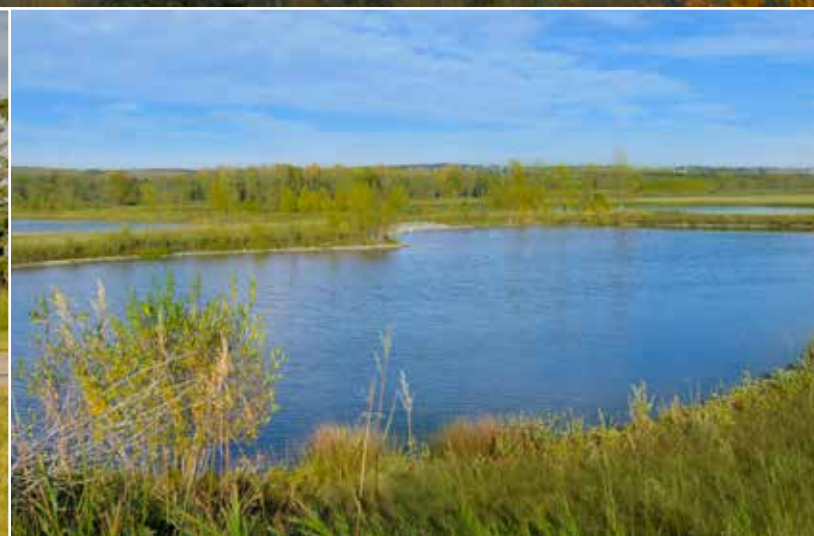


*Magnificent natural landscape with
walking paths galore...*

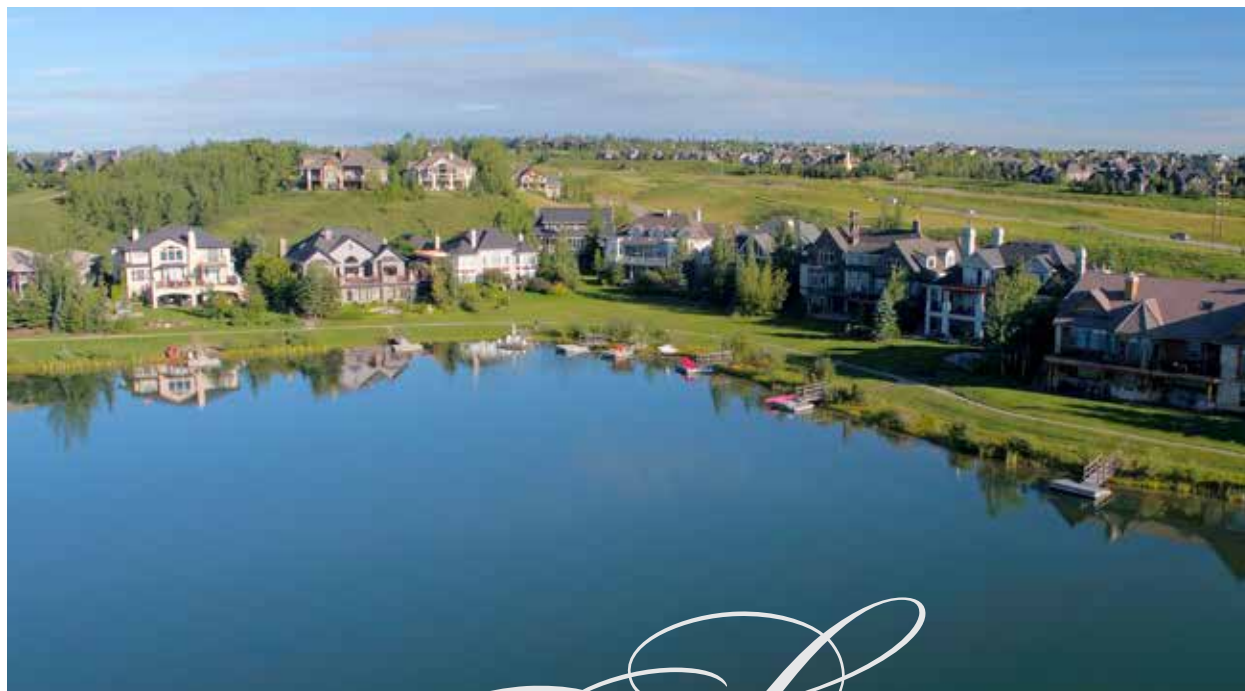




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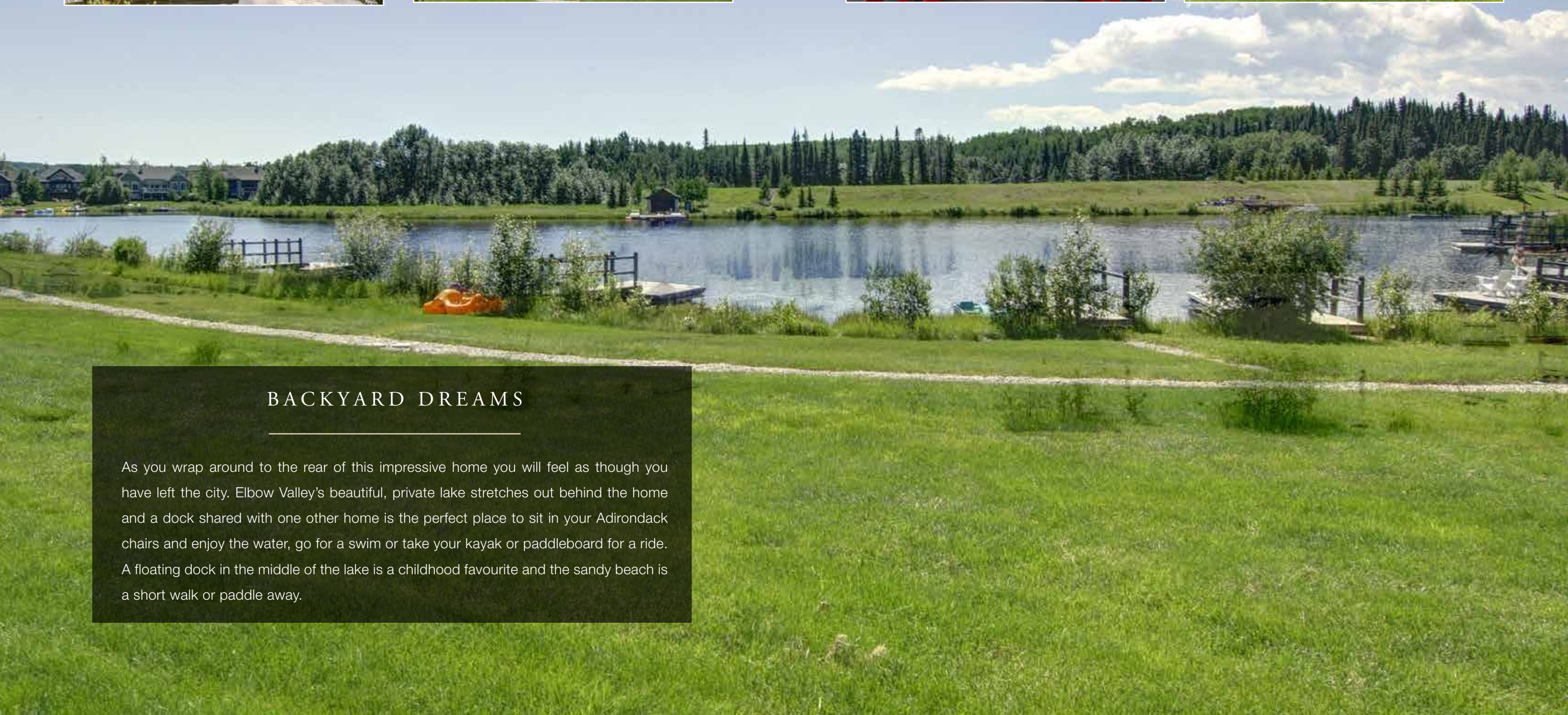




A STATELY MANOR HOME

This executive lakefront home boasts both impressive and welcoming curb appeal. Its location on Reflection Cove is the most desired lake front location due to its South facing rear yard and no through traffic street. An aggregate driveway leads to the attached triple garage and the front entrance. A covered portico with a barrel ceiling welcomes you to the home and soaring peaks over arched windows, some with mullions and shutters, give the home a 'lake cottage' feel. The front entrance is accessible via steps or a ramp and the zero clearance doorway leads to a main floor that is fully wheelchair accessible.





BACKYARD DREAMS

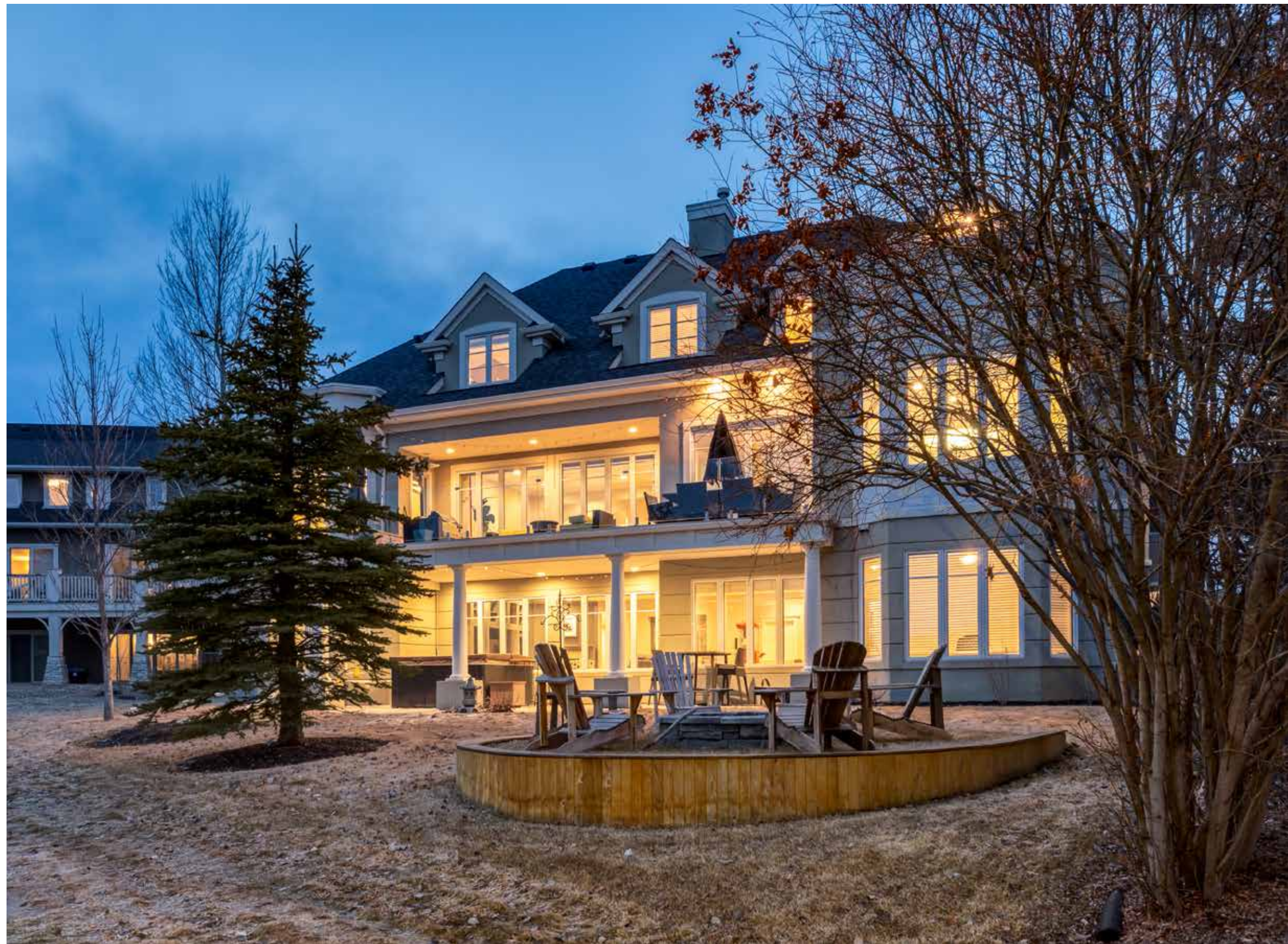
As you wrap around to the rear of this impressive home you will feel as though you have left the city. Elbow Valley's beautiful, private lake stretches out behind the home and a dock shared with one other home is the perfect place to sit in your Adirondack chairs and enjoy the water, go for a swim or take your kayak or paddleboard for a ride. A floating dock in the middle of the lake is a childhood favourite and the sandy beach is a short walk or paddle away.



OUTDOOR LIVING

A lower-level covered patio boasts a hot tub and seating area and leads to the back yard fire pit area, beautifully tucked into the mature trees. With a South facing exposure, you can enjoy the outdoor living this home has to offer from sun rise to sun set, whether swimming in the summer or skating in the winter.







MAIN FLOOR BALCONY

The main floor balcony has been recently redone with frameless glass panel railing to allow for an unobstructed view of the lake. Offering both an uncovered portion for the sun lovers and a covered area with wood soffit, this area is the perfect space to sit and take in the natural beauty.



MAIN FLOOR AUXILIARY SPACES

A designer powder room is located in the rear hallway and features a white ‘furniture style’ vanity with white countertops and designer sconce lighting. A convenient home office or den is accessed through French doors and features an arched window looking over the front yard. The fully dedicated laundry room comes complete with high efficiency laundry machines, upper cabinets, a dual bowl utility sink, a folding table and a wall of built-in storage. The mudroom and laundry room offers a large walk-in closet, a second refrigerator, heated tile floors, upper and lower cabinets, a double bowl sink under a sunny window and a built-in storage bench.



YOU HAVE ARRIVED

As you enter this stately home through the arched French doors you are greeted by a formal foyer with heated tile flooring, a soaring two-story ceiling and incredible views through the family room and across the lake. To your right is an arched interior window with an etched glass design that looks into the formal dining room and an elegant arched opening leads into the main floor of the home.





FAMILY GATHERINGS

The spacious family room is situated next to the kitchen and features stunning views of the rear yard and the lake beyond through the wall of windows to the South. A cozy gas fireplace features a raised hearth and a white 'millwork' mantle. Hardwood floors, an arched opening, nine-foot ceilings and elegant crown molding give this room a stately feel and French doors with inlaid glass provide access to the kitchen.







A CHEF'S ENTERTAINING KITCHEN

This stunning kitchen is sure to impress even the most discerning 'home chef'. Extra height white cabinetry with custom crown moldings, under cabinet lighting and lots of lower drawers offer an abundance of storage space in addition to the walk-in pantry. The white tile backsplash is beautifully complemented by the black granite counters and the bay window over the sink and in the seating area fill the room with natural light. The unique round island offers additional storage, an eat-up breakfast bar and a round prep sink with reverse osmosis drinking water. A convenient 'appliance garage' seamlessly hides your countertop items and display cabinets with arched frosted glass inlays are the perfect place to keep your favourite dishware. The cabineted *SubZero* refrigerator perfectly compliments the brand new *Bosche* appliance package which includes two wall ovens, one with a steam feature, an induction cooktop and a dishwasher.





BREAKFAST NOOK

The very large breakfast nook features a built-in bar area that is an extension of the kitchen and features arched upper cabinets with inlaid frosted glass, a wine fridge and a beverage cooler, both of which can be left in place or removed and replaced with the original cabinetry. This room can accommodate a full sized dining table and provides access to the rear balcony. Heated floors run through the entire kitchen area.







SITTING ROOM

Directly across from the working portion of the kitchen is a spacious sitting area with an elegant bay window looking over the lake. This space not only offers the most beautiful views to enjoy while you cook, it is also a fantastic space for a second living room so that families can enjoy being together in the evenings.

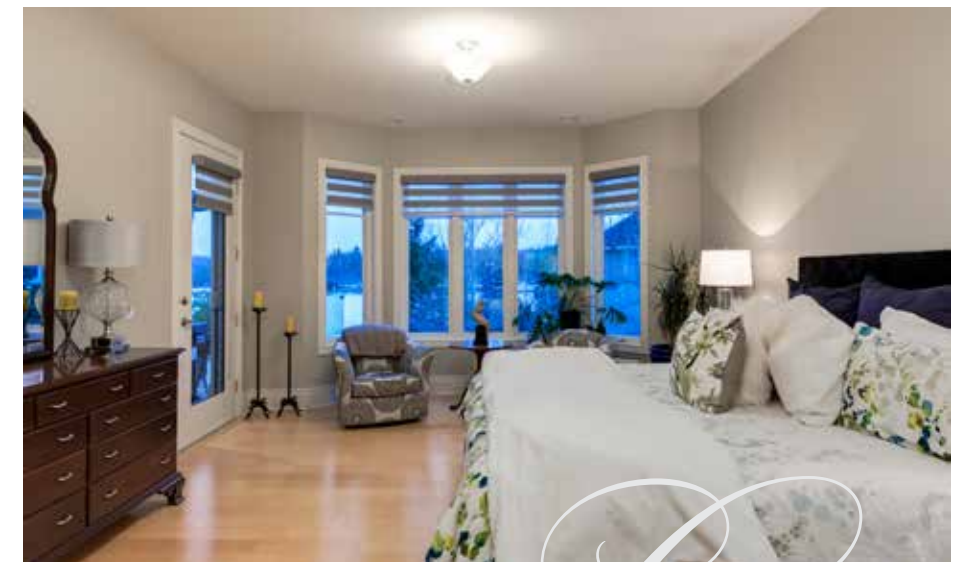




FORMAL DINING ROOM

This formal room is extremely spacious and can easily accommodate large gatherings. Set at the front of the home, this room is accessed through an arched opening, which perfectly complements the arched window looking over the home's front entrance. Crown molding, a designer chandelier and an arched interior window with an etched glass design add touches of elegance to this space.





LUXURIOUS PRIMARY SUITE

As you enter the main floor primary bedroom you are greeted by a sunny bay window overlooking the lake and a door that provides direct access to the rear balcony.





LUXURIOUS ENSUITE

The spa-like ensuite can be accessed through a pocket door and features heated tile flooring. The dual vanities boast white cabinetry, black granite countertops, space for a make-up station and lots of storage drawers. A glass and tile shower, a bidet, access to the walk-in closet and numerous windows complete this luxurious space.





UPPER-LEVEL SLEEPING QUARTERS

The elegant staircase features wood treads with a carpet runner, an open spindle iron railing and an upper and lower landing both with a large sunny window. The upper level offers four additional bedrooms, including a second primary suite. The first two bedrooms boast vaulted ceilings, walk-in closets and built-in desks. The first has a private balcony overlooking the lake and the second has a large lakeview window. These two bedrooms share a 'jack-and-jill' bathroom with heated tile flooring, dual vanities, a vaulted ceiling and a separate room for the shower and toilet. The third bedroom features hardwood floors and a window overlooking the front of the home. An ensuite bathroom includes heated floors, a shower and a walk-in closet. The fourth bedroom is also the home's second primary suite and is accessed through French doors off a mezzanine with a curved railing that overlooks the front entrance below. Hardwood floors, a view of the lake and lots of space for a large bedroom suite make this an ideal primary space for a family with young children or for multi-generational living. The ensuite bathroom features heated tile floors, dual vanities with round sinks, black granite countertops, white cabinetry, a spacious shower, a built-in jetted tub under a sunny window, a bidet in the separate water closet and a spacious walk-in closet.







LOWER-LEVEL LIVING

The exceptional lower level walk out provides direct access to the covered rear patio and hot tub area and boasts heated floors. A sixth bedroom is the home's third primary bedroom and features dual French door closets, a bay window looking over the rear yard and lake and a spacious ensuite bathroom with a white vanity, a separate shower and bath tub and a private water closet.

The games room provides more than enough room for a billiards table and includes a tiled area that leads to the back door, an ideal place for removing wet clothing and shoes. The very spacious family boasts grey built-ins and a gas fireplace with a coordinating grey mantle and a tile surround. Windows run the full length of these two rooms, maximizing the indoor/outdoor feel and showcasing the view of the lake. A convenient wet bar features grey cabinetry, a beverage cooler, black granite countertops and a round sink.





ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

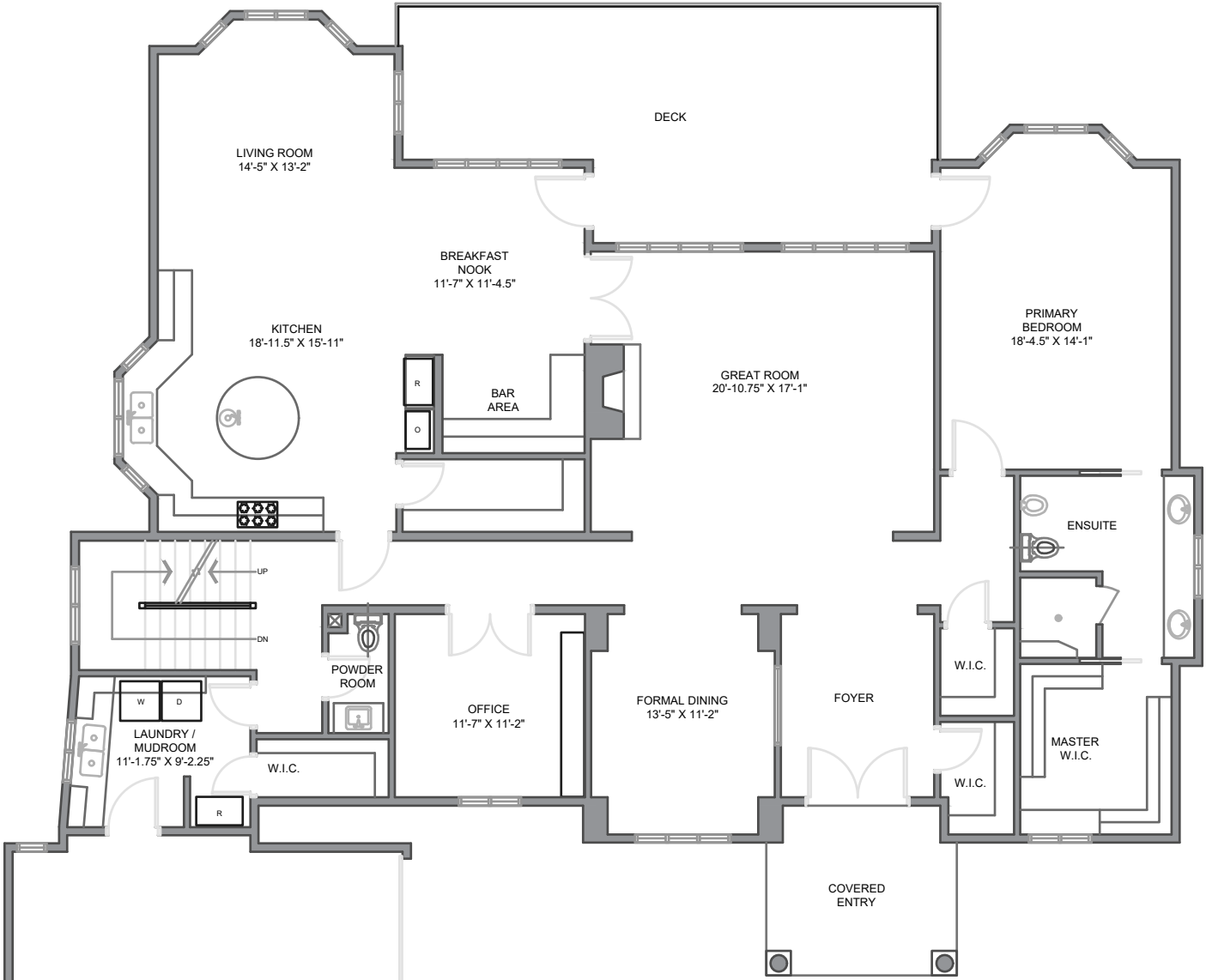
- Wheelchair accessible entrance and main floor
- ICF concrete walls in the basement and main floor
- Eight-foot doors on the main floor
- Solid core doors throughout
- Heated floors in the foyer, kitchen, primary ensuite, mudroom, laundry room and powder room
- Heated basement floors
- Heated floors in all three upper level bathrooms
- Heated garage floors
- Crown molding
- Solid core doors
- Pot lights throughout
- New frameless glass panel railing on the balcony
- Central air conditioning
- Home audio
- Home security
- Reverse osmosis in the kitchen
- Vacuum system and attachments
- New dishwasher, wall ovens and induction cooktop
- Firepit in the back yard
- Very large storage room
- Dedicated cold room option with a closed vent
- Three furnaces with humidifiers
- Two brand new hot water tanks
- A brand new boiler
- Seven bedrooms
- Seven bathrooms



ADDITIONAL LOWER LEVEL SPACES

A cozy den is built into the back of the lower level and is a fantastic space for a play room, a gaming area or another TV space. A seventh and final bedroom offers a 'murphy bed' solution so that this room can easily be used for other purposes. A private door leads to the lower level bathroom, which can also be accessed from the main living space. A home gym with rubber floor tiles and a sunny bay window is a fabulous place to exercise while enjoying the view of the lake.



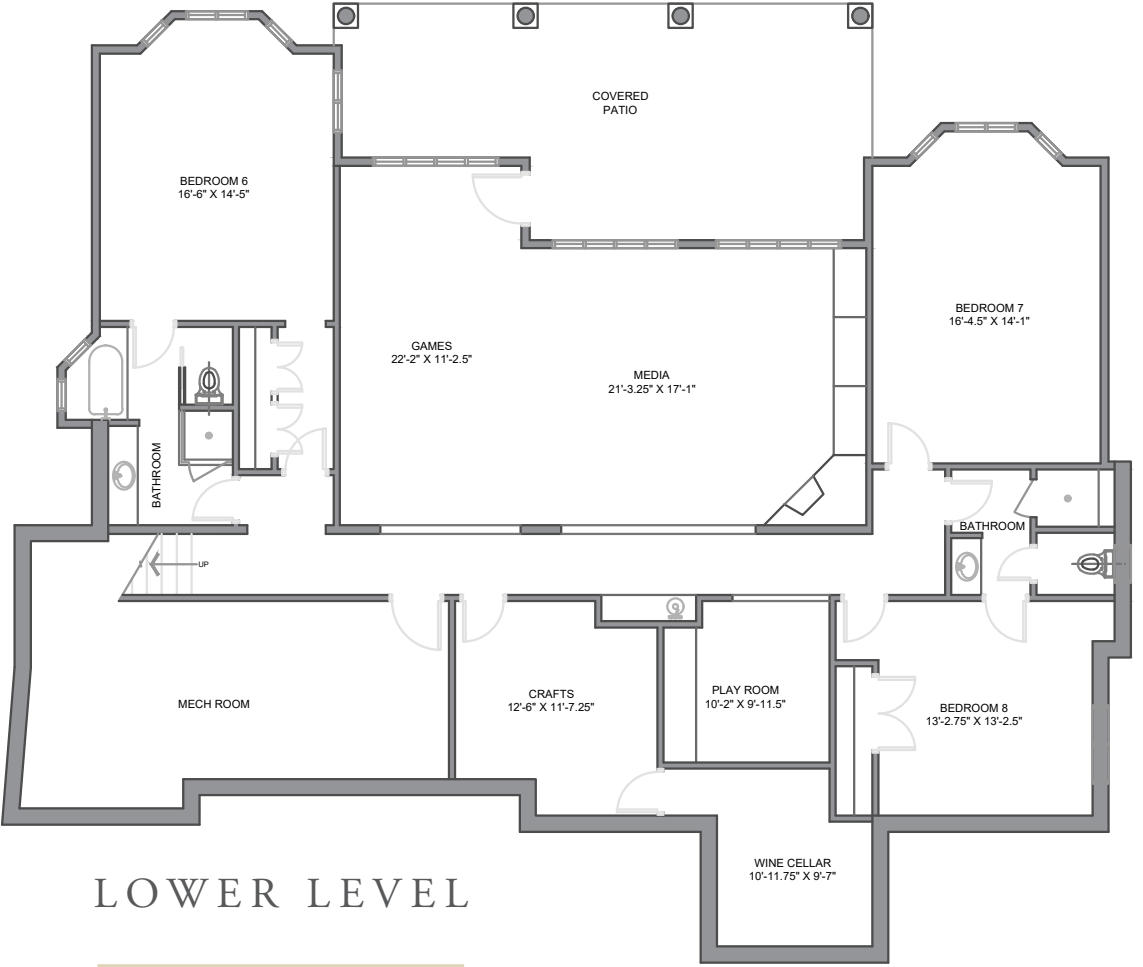


MAIN LEVEL

Main Floor Space:	2,698 square feet
Upper Floor Space:	1,843 square feet
Total Above Grade Floor Space:	4,542 square feet
Lower Floor Space:	2,603 square feet
Total Developed Floor Space:	7,145 square feet



UPPER LEVEL



LOWER LEVEL

E&O INSURED
DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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