

CONTEMPORARY

Family Residence

6908 LIVINGSTONE DRIVE SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF LAKEVIEW VILLAGE



COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP





STUNNING ARCHITECTURAL DETAILS

Clean architectural lines, striking design, luxury materials, and thoughtful landscaping elements all combine to create the most remarkable street appeal in all of Lakeview Village! Architecturally designed by *Lyndon Steinmetz* and masterfully built by luxury builder *Greystone Custom Homes*. The exterior of this home “has it all” from integrated lighting controlled by a *Lutron Lighting System* to a beautiful exposed aggregate driveway, multi-level walk ways, expansive backyard, amazing outdoor fireplace and front courtyard, all featuring a high-tech snow melt system for year round enjoyment!









YOU HAVE ARRIVED

Welcome to 6908 Livingstone Drive, the modern family home you can move into immediately featuring every feature imaginable. Artfully put together by *Loop Interior Design*, this home overflows with luxurious finishes, unique building materials, and expansive windows. Meticulously maintained white European Oak flooring provides a bright and warm feeling as soon as you enter the home and high ceilings provide a very grand and uplifting experience. As you begin to enter this home, let the natural movement of space guide you through as the *Feng Shui* design optimizing the flow of energy throughout.



*The glass/open riser stairwell is
an "art piece in itself".*







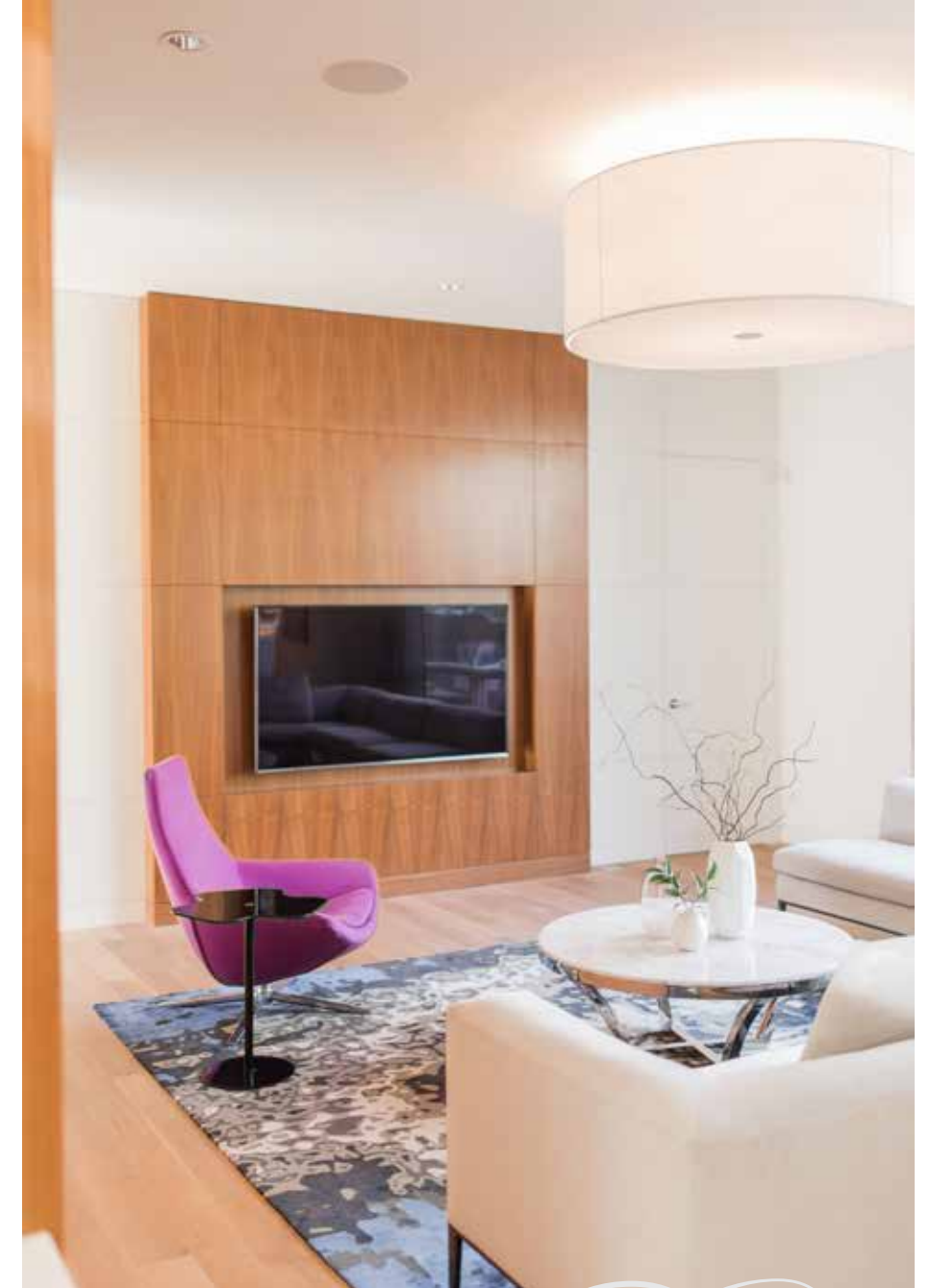
FORMAL DINING

As you enter into the two-storey dramatic foyer, the formal dining room is set to the right and is the perfect setting to host friends and family. Two stylish *Cattelan Italia* chandeliers provide a jaw dropping focal point and trendy wallpaper ties in the modern interior design. Like the rest of this home, this space has zoned speakers and integrated *Lutron* blinds that can be controlled with the *Elan* home system and allows you to create the perfect entertaining ambience.





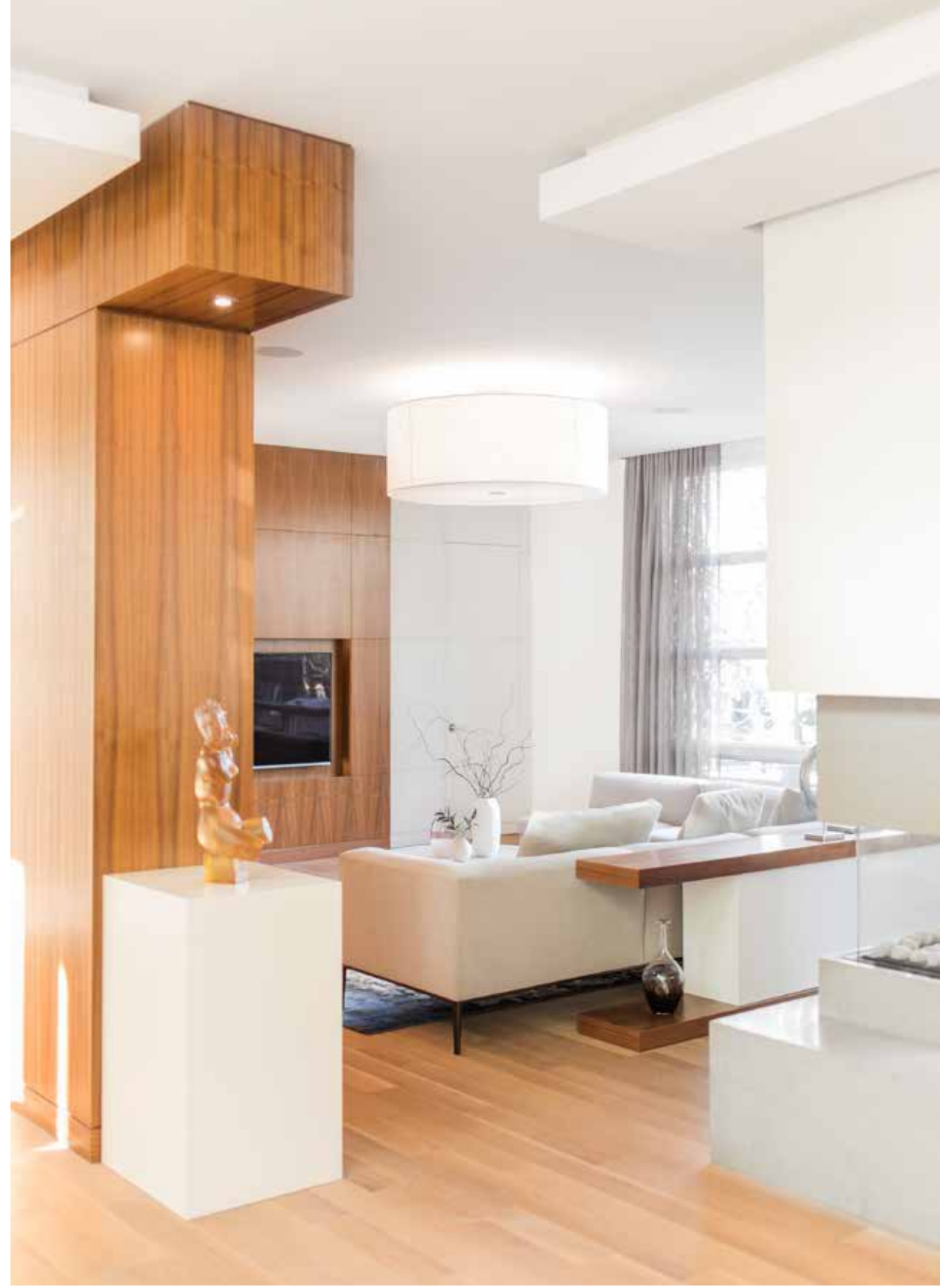




LIVING ROOM

Entering the main great room, your custom automatic *Lutron* blinds begin to slide open revealing the most stunning backyard framed by triple pane *Kolbe* windows. Rich walnut veneer accents throughout this space and other areas brings a visual art gallery styled interest to the space while large windows allowing sunlight to spill in gives a warmth you can feel.

*The double-sided fireplace
finishes off this space and
features a unique surround,
unlike any other.*





SOUTH SITTING ROOM & DEN

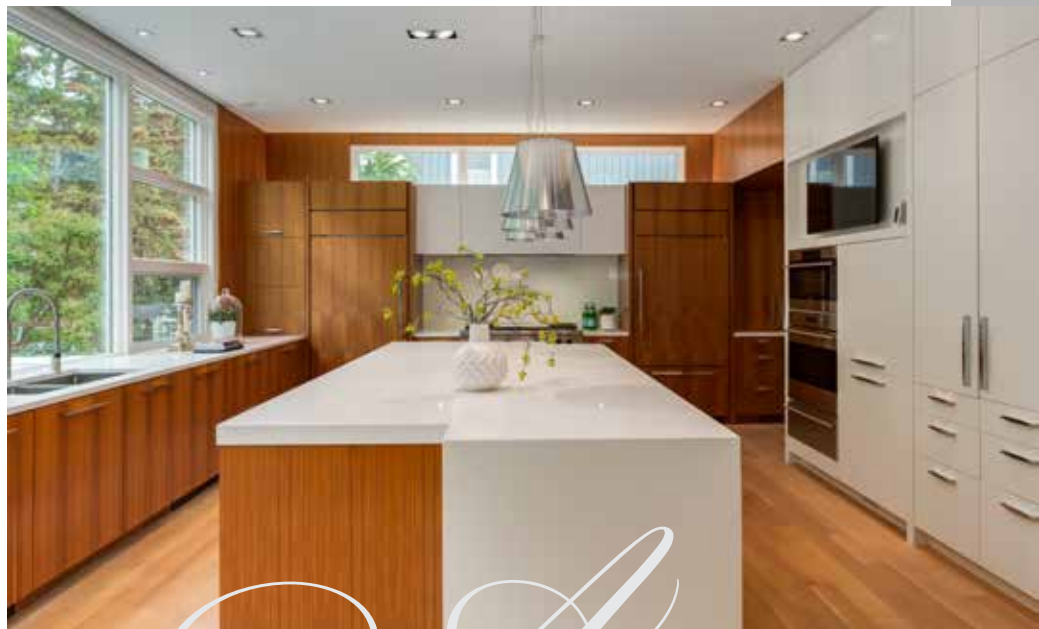
Tucked behind a glass wall, this space provides an intimate setting to enjoy a drink with friends in front a beautiful fireplace, integrated into the large custom mantle. This space is also perfect for a second home office, a music room or a children's playroom.





*The South den
features designer glass
doors and fabulous
built-ins...*





A CONTEMPORARY KITCHEN

Details, Details, Details! The counter-to-ceiling window overlooking the backyard and park set beyond is magical bringing the outdoors into this beautiful interior space. An abundance of storage is hidden behind the custom cabinetry and masterful millwork makes for the perfect display for built-in high-end appliances such as 48' Wolf cooktop, Wolf steam oven, Wolf convection oven, two Sub-zero refrigerators (full fridge and freezer/fridge combo), two Miele dishwashers, and more!

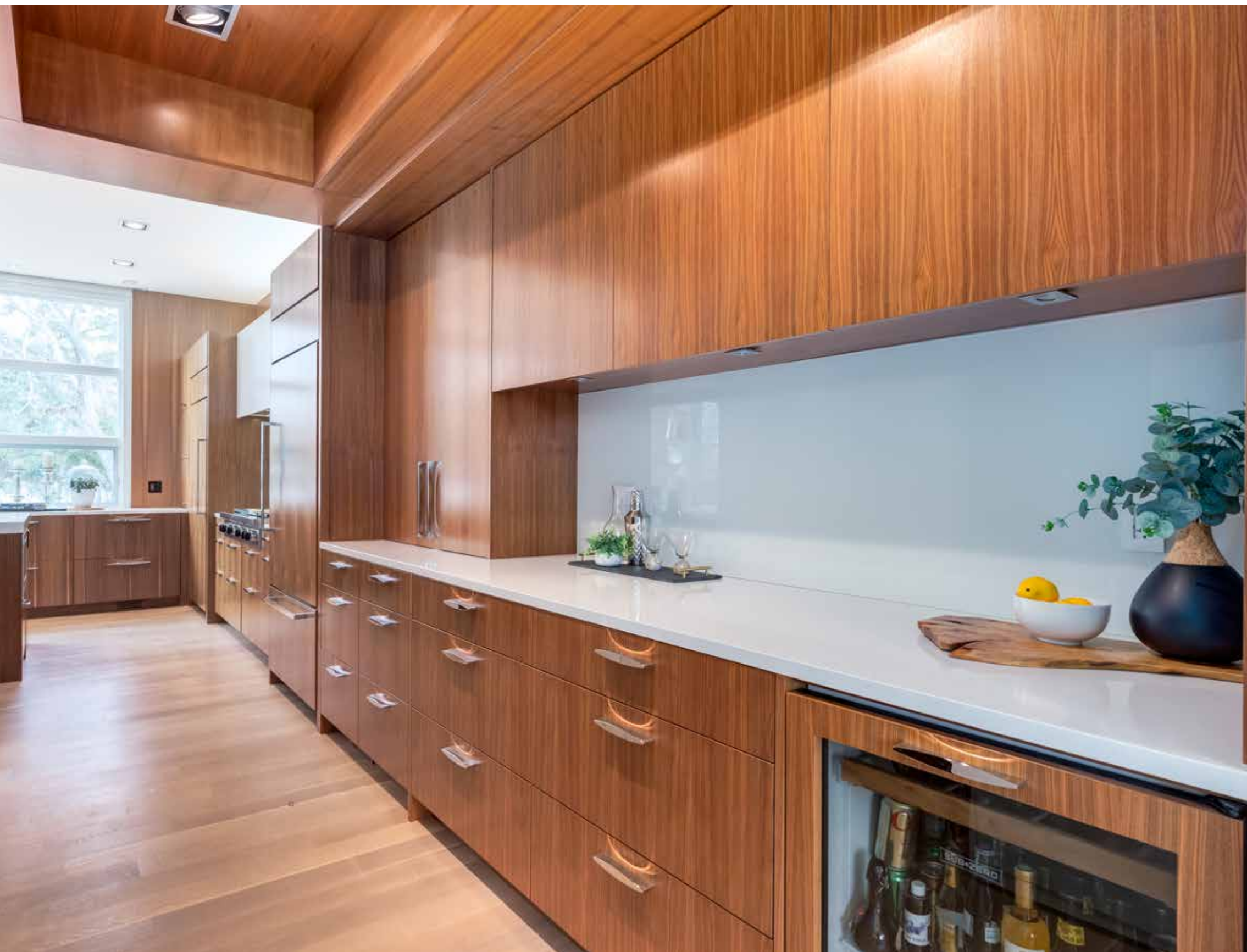


*Much like the rest of this home,
this space is overflowing with
intricate elements.*









BUTLER'S PANTRY

A gorgeous space that adds functionality, this butler's pantry has an abundance of storage, a coffee station area, a built-in *Sub-zero* bar fridge, and additional pantry with stand alone freezer. Even more unique is the dumbwaiter that goes from the garage directly to the pantry to make unloading groceries as easy as possible!

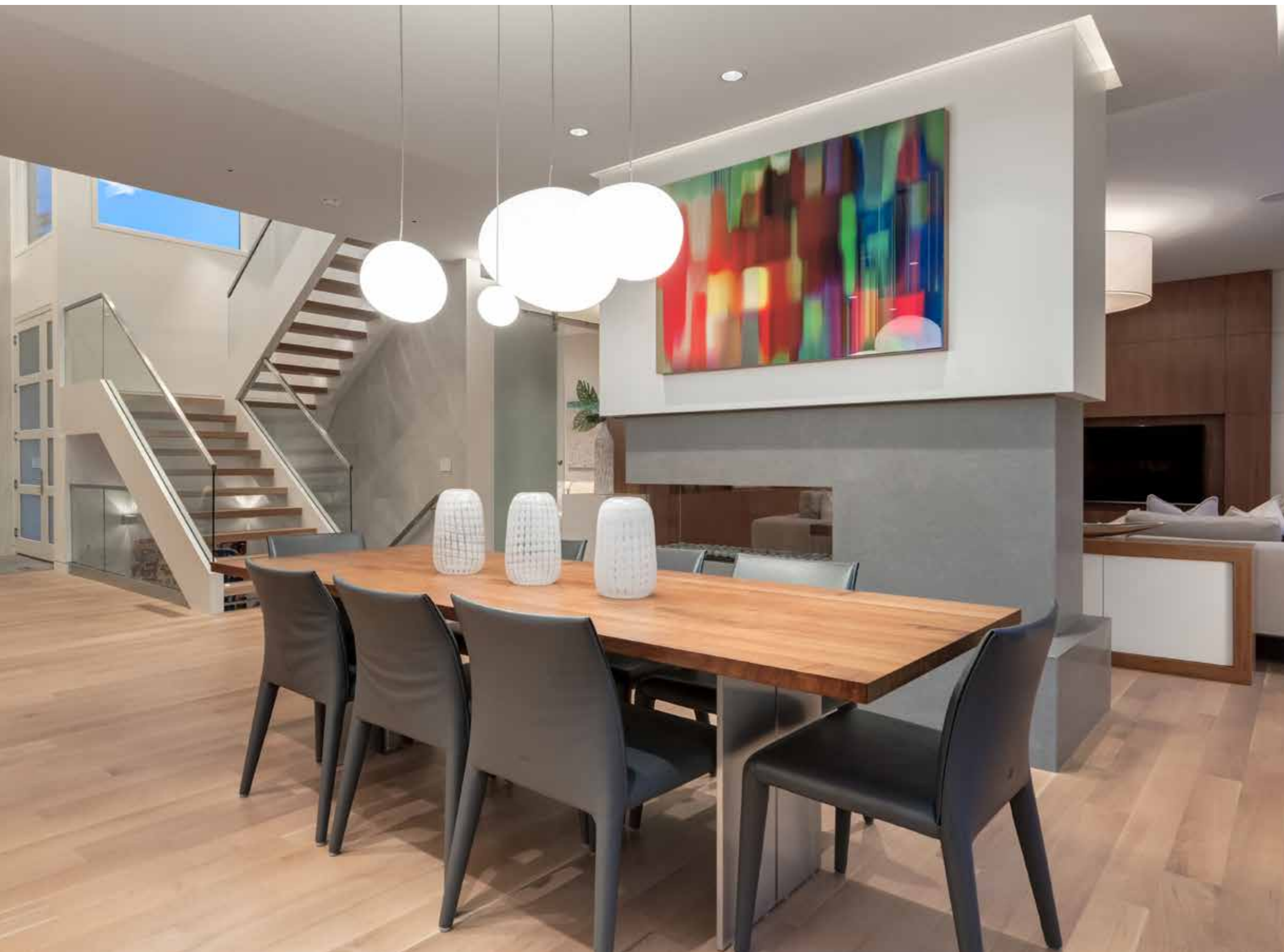




BREAKFAST NOOK

It's a beautiful summer morning and you are sitting down for breakfast with your family in this perfect breakfast nook. The bi-fold patio doors have been opened all the way, the morning air is flooding in, and the warm morning breeze makes it feel like you are sitting outside enjoying this meal. Anchoring this space is a triple sided fireplace, turn that on and enjoy this space late into the evening as well!

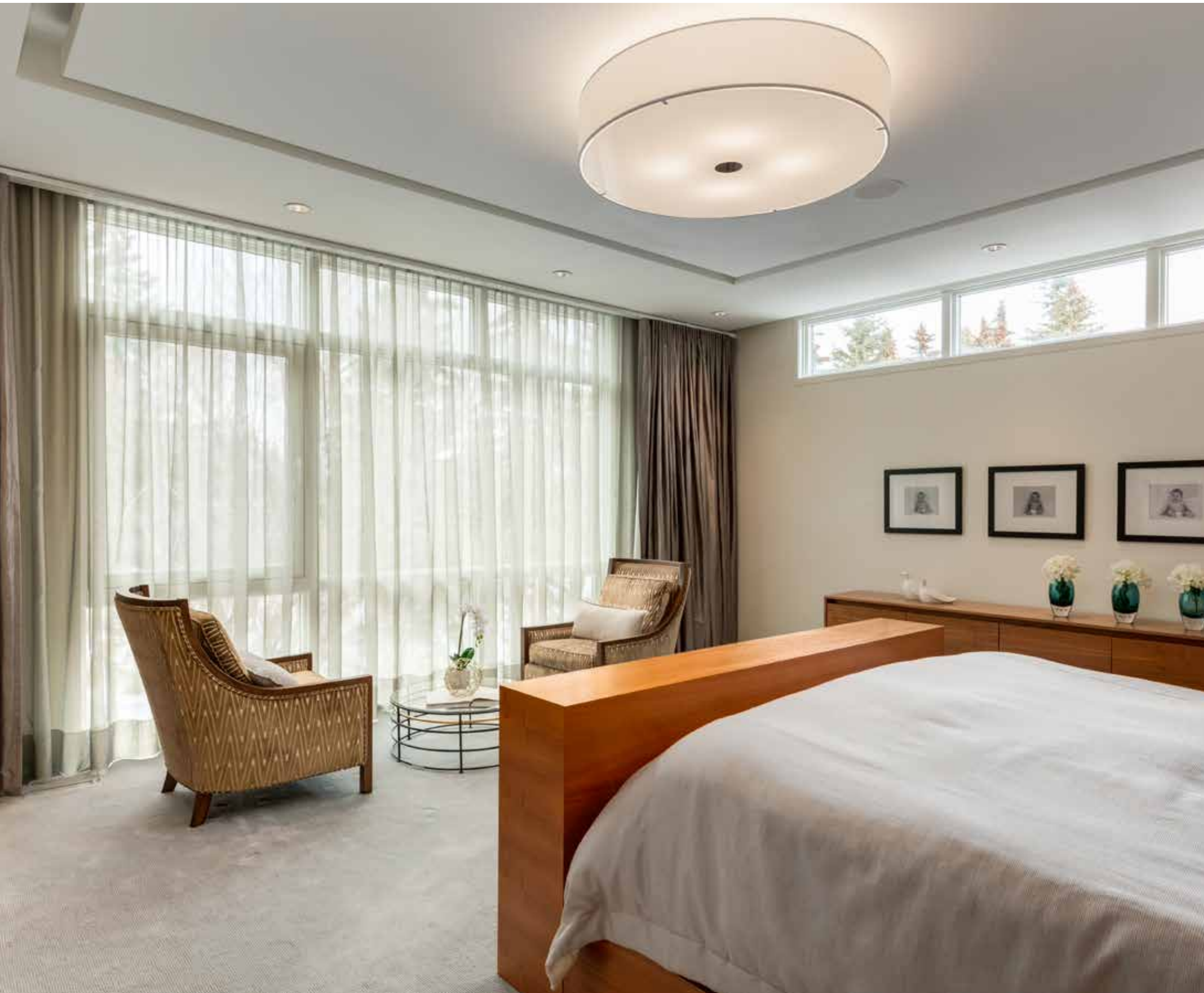






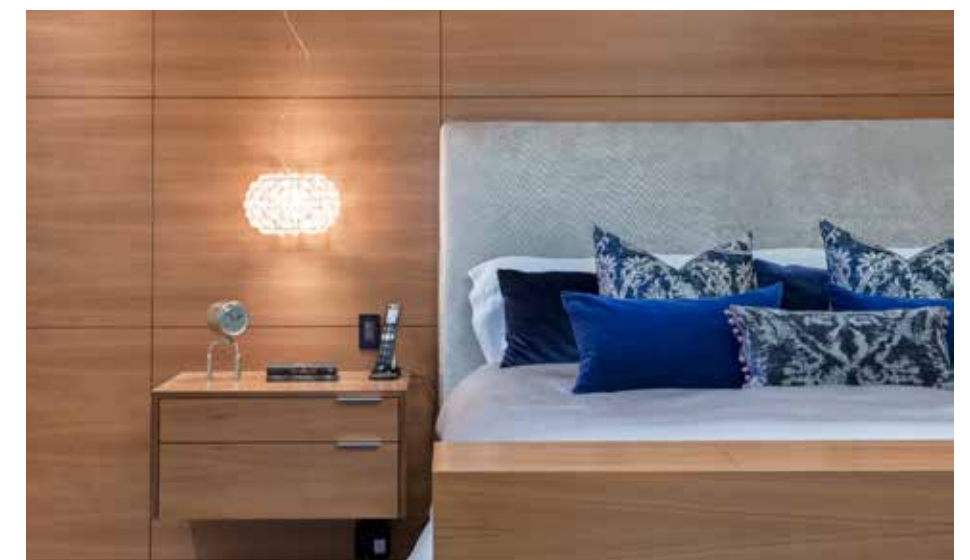
As you enter the primary suite, a perfect sitting area for afternoon or evening reading before bed is set into the upper hall alcove.





PRIMARY SUITE

The primary bedroom is luxurious, comfortable, calming, and it replicates a six-diamond luxury hotel suite, in the comfort of your own home! After a long day, this is a bed that will call your name, a custom-built king-size bed featuring integrated side tables and a retractable 50" tv that appears from the foot of the bed. Floor-to-ceiling windows make this space feel large while *Foscarini* light pendants add a beautiful design element.

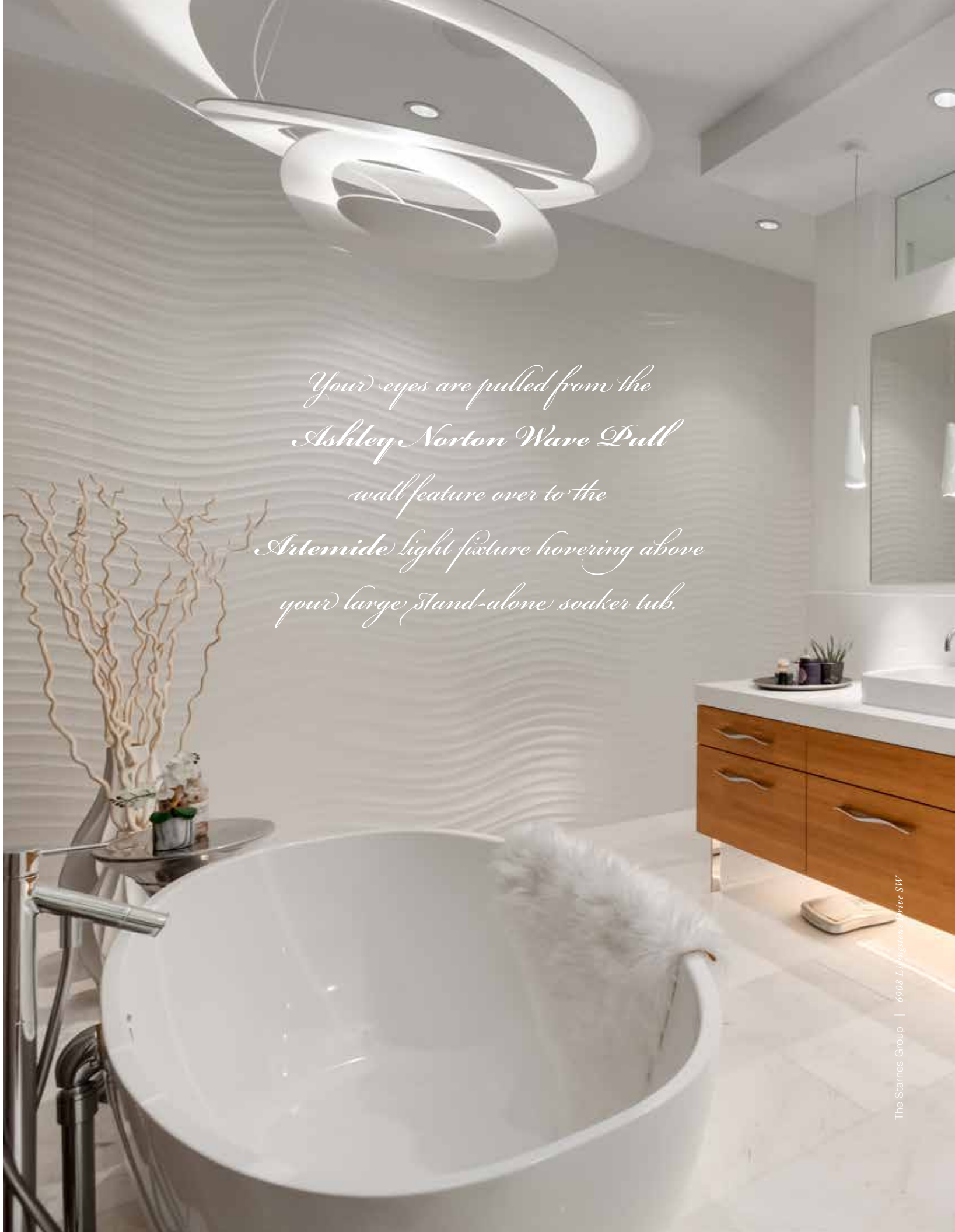




LUXURIOUS ENSUITE

Cancel your couple's spa day, because you have the most decadent spa just steps from your bed! As you walk into your primary ensuite your feet are met with gleaming, heated marble tile. A shower you'll never want to leave, this massive couple's steam shower also has heated floors, two rain showers, body sprayers, and even a waterfall!





*Your eyes are pulled from the
Ashley Norton Wave Pull
wall feature over to the
Artemide light fixture hovering above
your large stand-alone soaker tub.*





CHILDREN'S QUARTERS

The children's bedrooms each boast their own ensuites with heated floors, walk-in closets and fabulous large windows. Each of the closets feature extensive built-ins.





AUXILIARY SPACES

Great functionality with continued impeccable design is what you will find in this home's auxiliary spaces. The laundry room is on the second level and is equipped with two washers and two dryers for the busy family on the go. A bright south window makes this space a joy to work in.

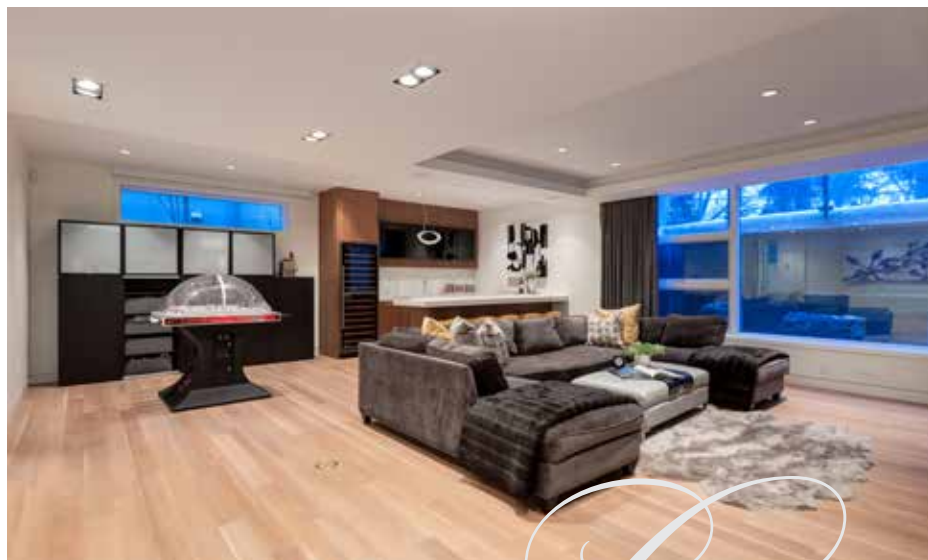


The large lower mudroom has superb storage, individual lockers, and custom woodwork.



A designated homework nook provides a quiet area for kids to get their homework done.





LOWER LEVEL ENTERTAINING

Maximize your family fun in this amazing lower-level area! Surround sound, multiple TVs, and a gorgeous bar equipped with a *Miele* dishwasher, bar fridge, and built-in fridge means you have the perfect space for entertaining friends and family.

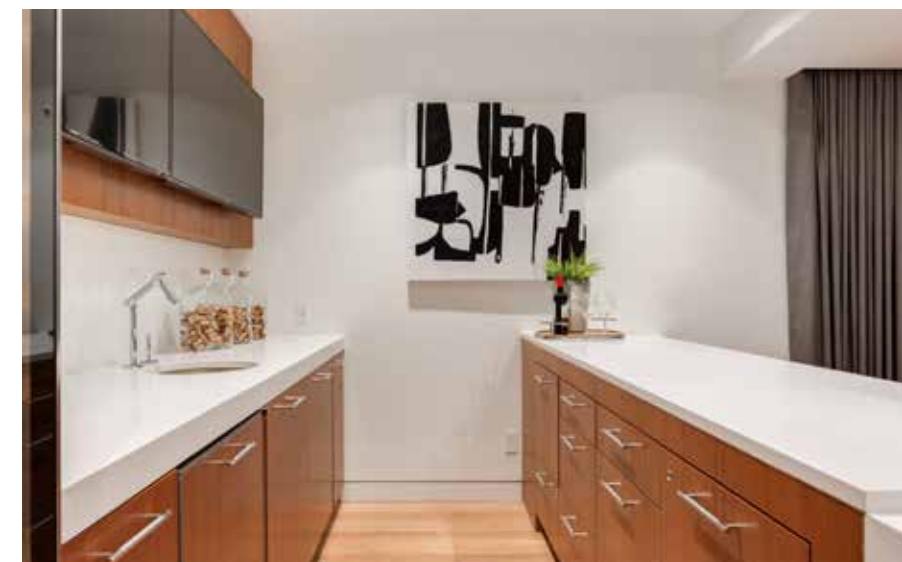
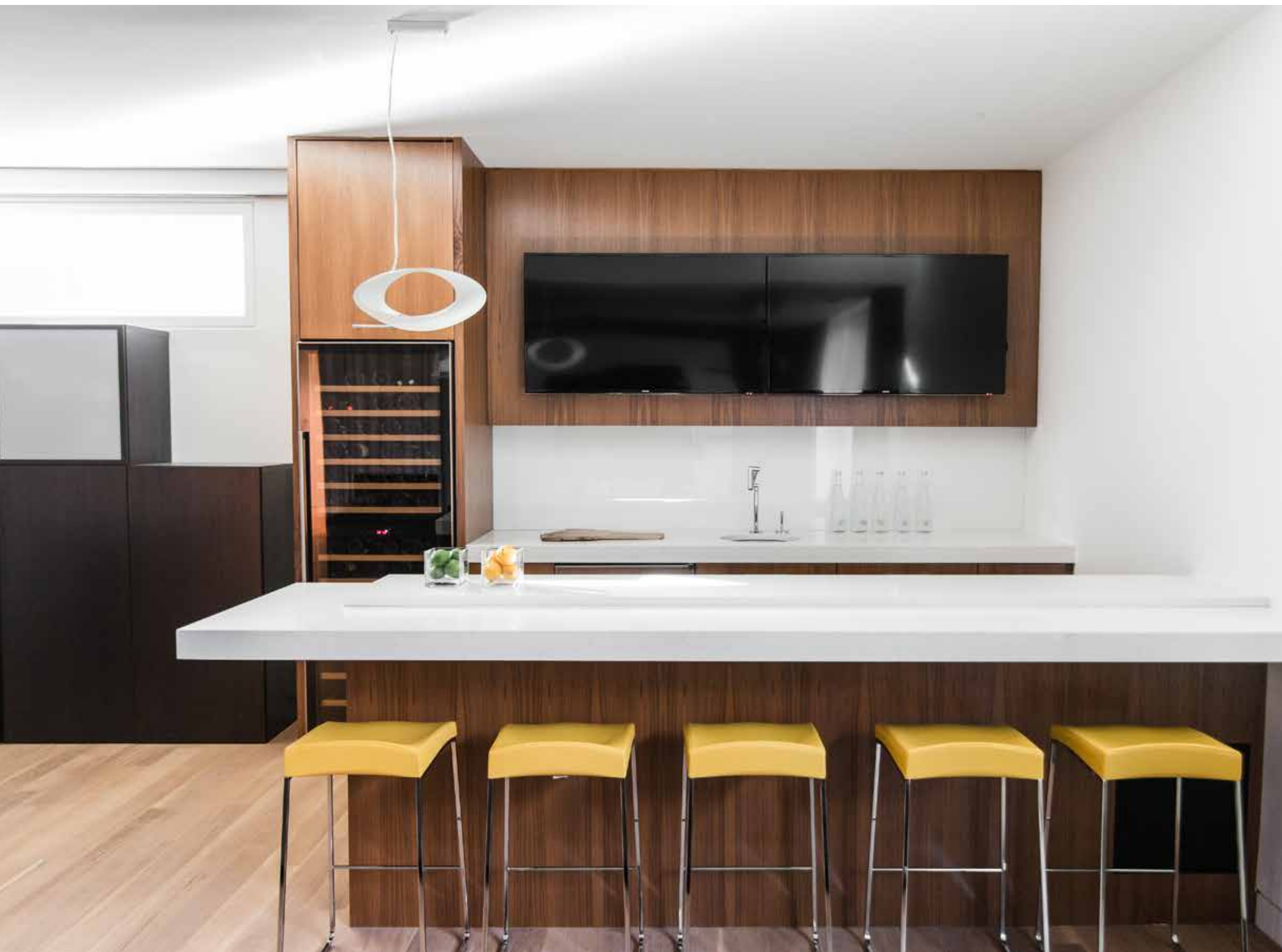




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ADDITIONAL LOWER LEVEL SPACES

After a fun night, work out in your home gym equipped with rubber flooring, a floor-to-ceiling mirror, speakers, and a mounted TV. An excellent place for guests to sleep, this lower-level bedroom is very cozy and has its own ensuite.





A CAR-ENTHUSIAST'S GARAGE

Pull into your large three car garage boasting epoxy flooring, slab heating, and in-floor drains. Slatwall walls and overhead storage provides an abundance of different storage options.

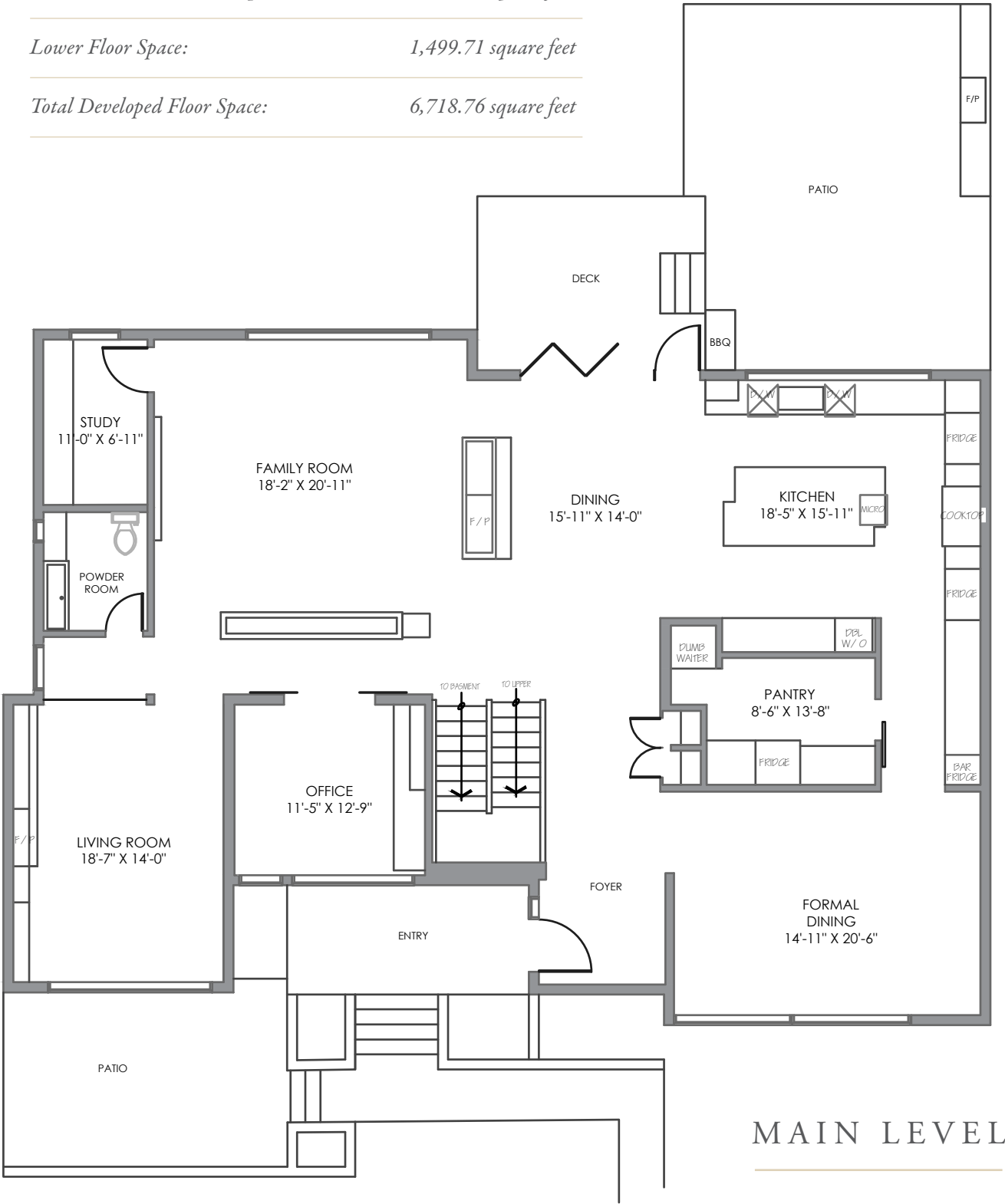


ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

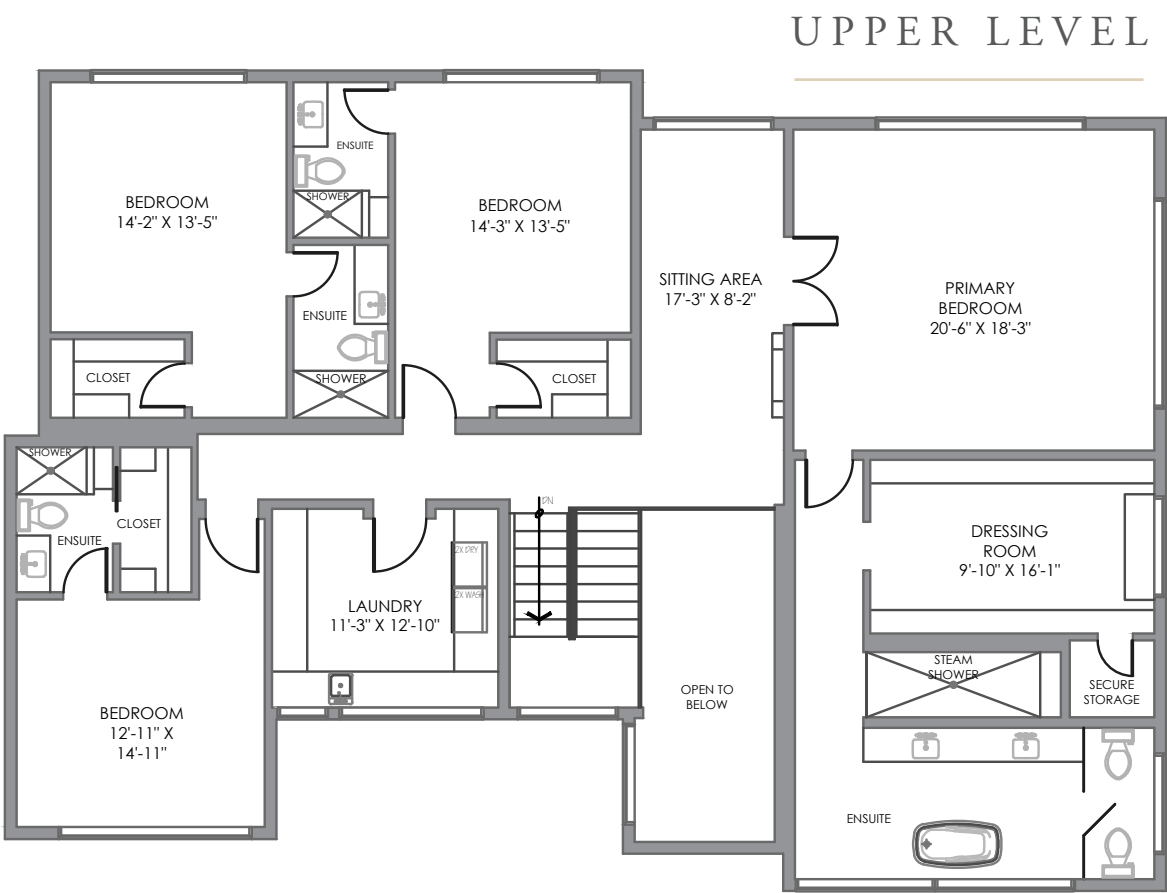
- Forced air Geothermal heating & cooling
- Two *Odorox* filtration systems
- High efficiency glycol boiler
- 79-Gallon hot water tank
- Hot water circulating pump
- *Lutron* Lighting and blinds system
- Fully integrated *Elan* Audio & Video System
- Automatic gutter/downspout snow melt system
- Alarm System
- *Honeywell* integrated back up generator
- Two sump pumps
- Additional steel beams and trusses to prevent any possible floor deflection
- *Vroom* vacuum system located in garage, under kitchen sink, and primary ensuite
- Garage features extra floor drains



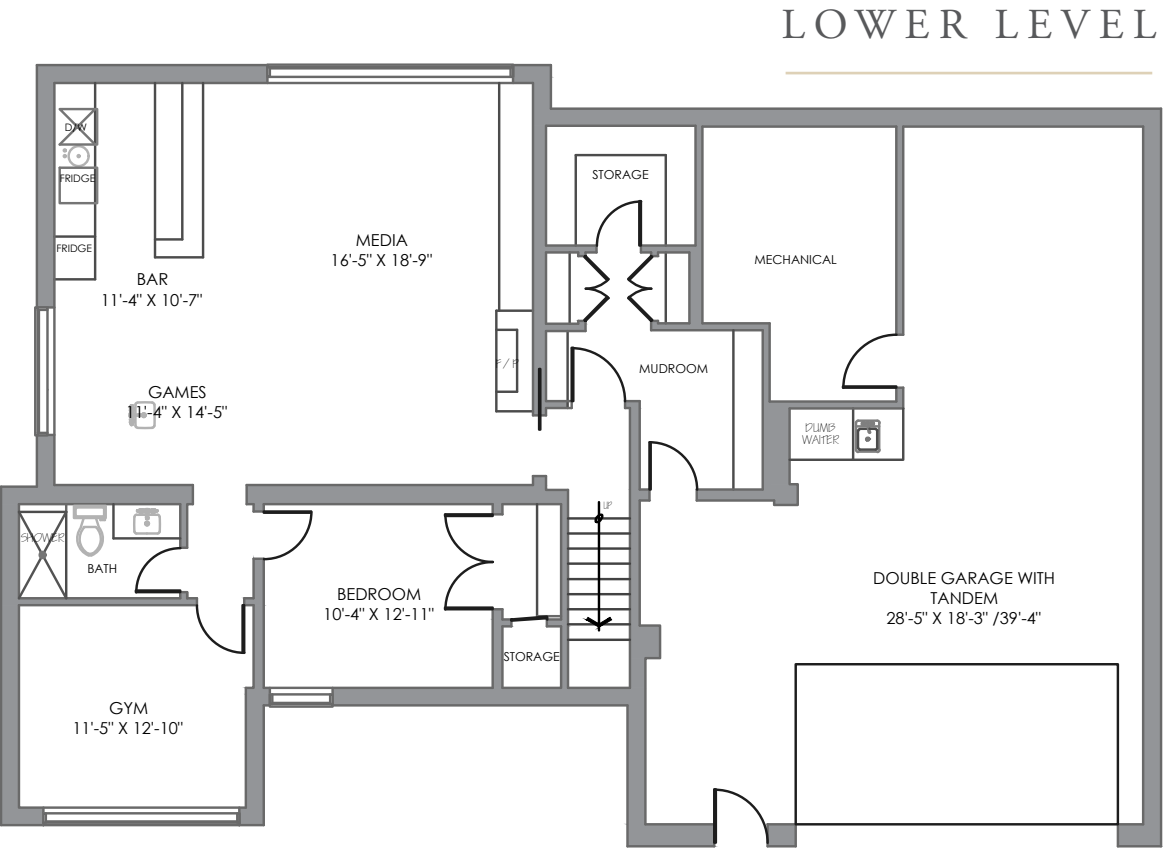
Main Floor Space:	2,679.77 square feet
Upper Floor Space:	2,539.28 square feet
Total Above Grade Floor Space:	5,219.05 square feet
Lower Floor Space:	1,499.71 square feet
Total Developed Floor Space:	6,718.76 square feet



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

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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www.thestarnesgroup.com
www.cbcompleterealstate.com
www.globalluxurycalgary.com

#72155, 1600 90th Avenue SW Calgary, Alberta, Canada T2V 5H9



RACHELLE STARNES
Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com



KYLE DEXTER
Licensed Real Estate Associate

C: 403.690.7589
E: kyle@thestarnesgroup.com