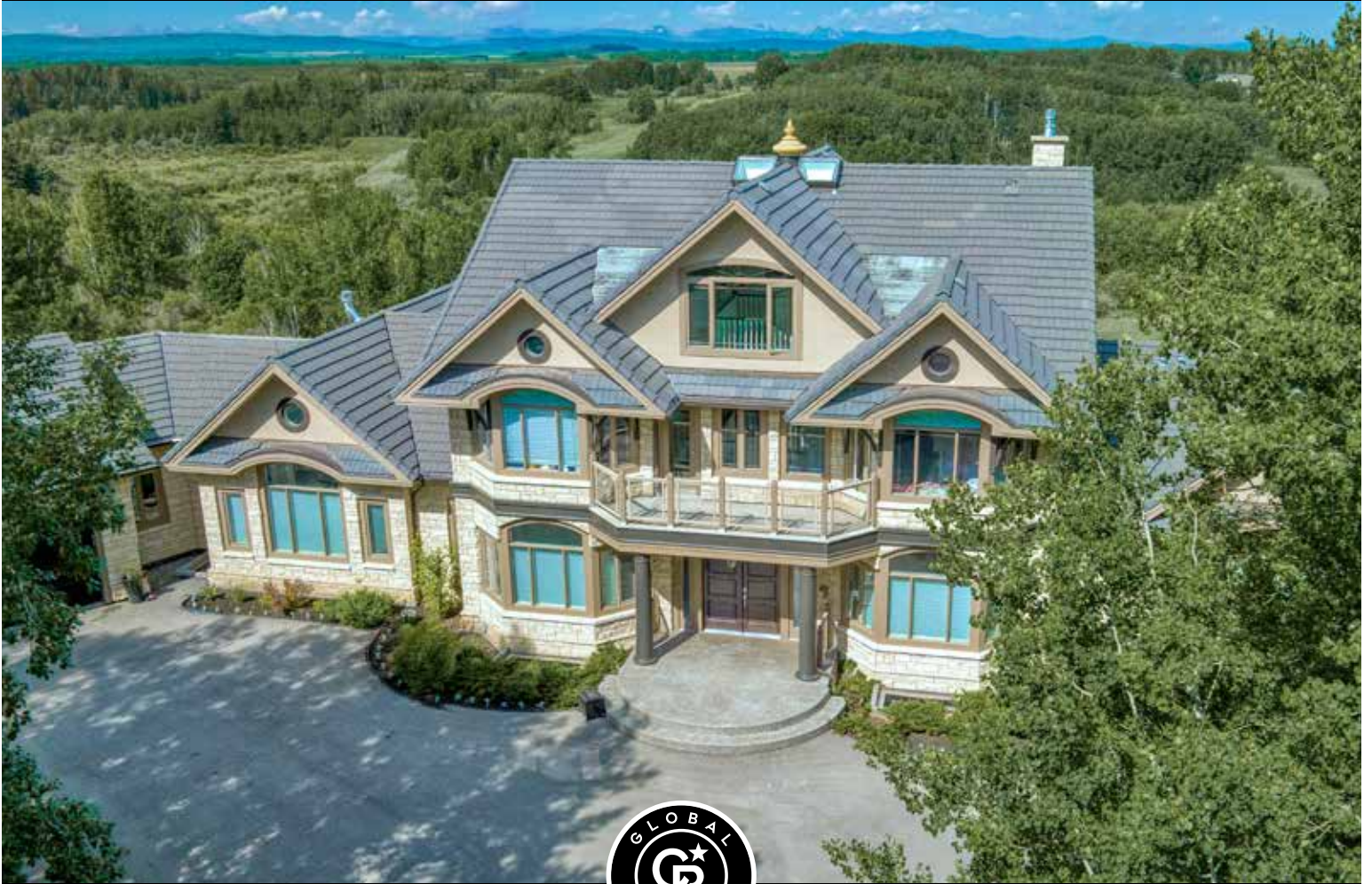


BREATHTAKING VIEW PROPERTY

*Set atop the Valley*



**COLDWELL BANKER**

COMPLETE  
REAL ESTATE

**THE STARNES GROUP**

85 WOLFWILLOW LANE | ROCKY VIEW COUNTY, ALBERTA, CANADA  
COMMUNITY OF ELBOW VALLEY



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

## THE COMMUNITY OF ELBOW VALLEY

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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](http://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.

A wooden gazebo with a chimney stands on a grassy hill. The gazebo has a dark roof and a single chimney on the right side. It is surrounded by green grass and some low-lying shrubs. In the background, there is a dense forest of tall evergreen trees under a clear blue sky.





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





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



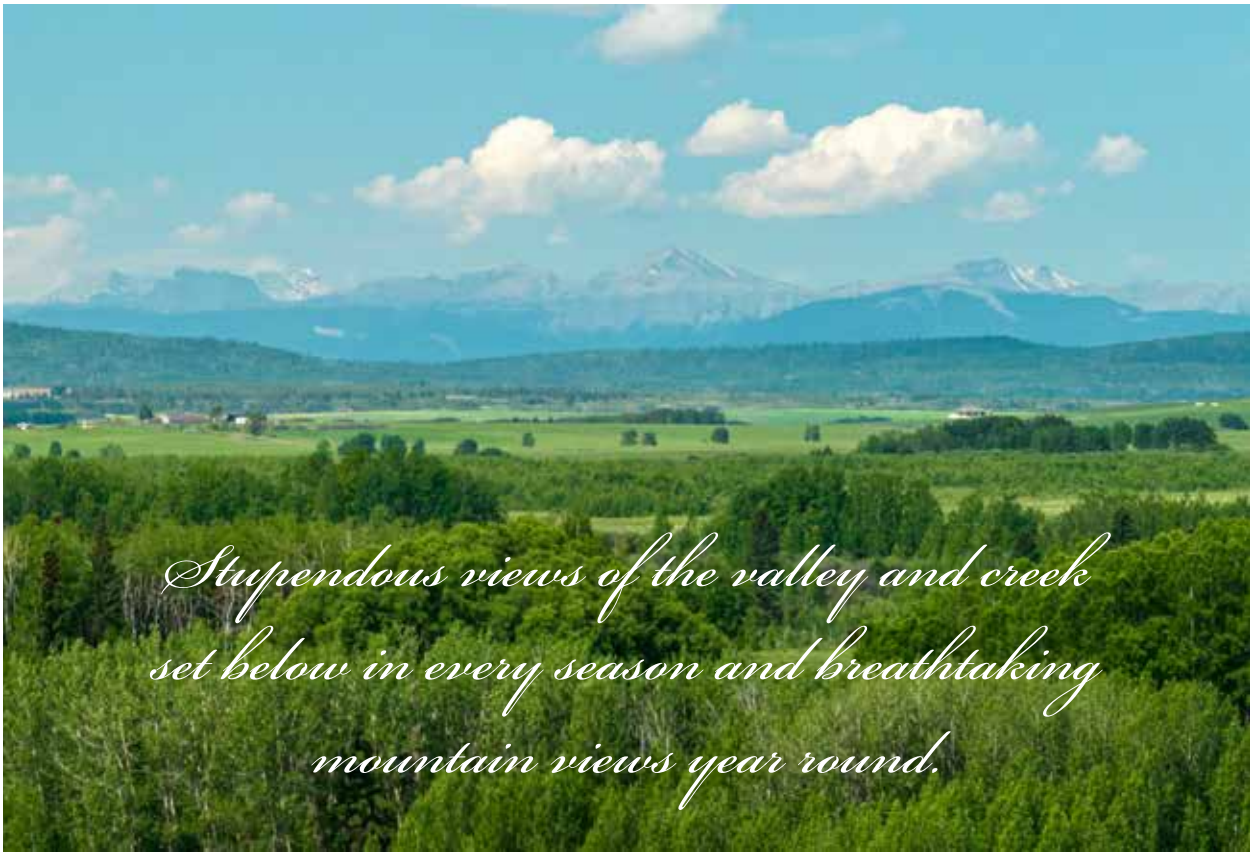
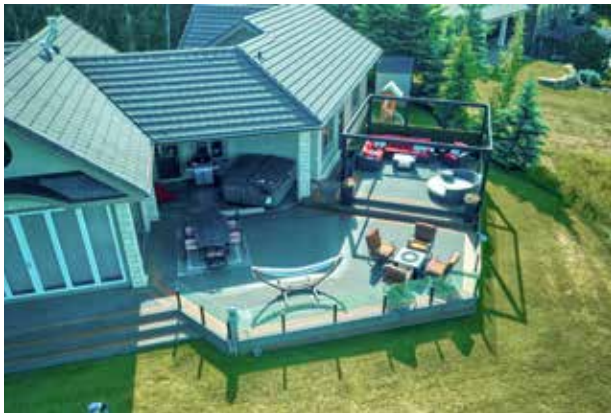






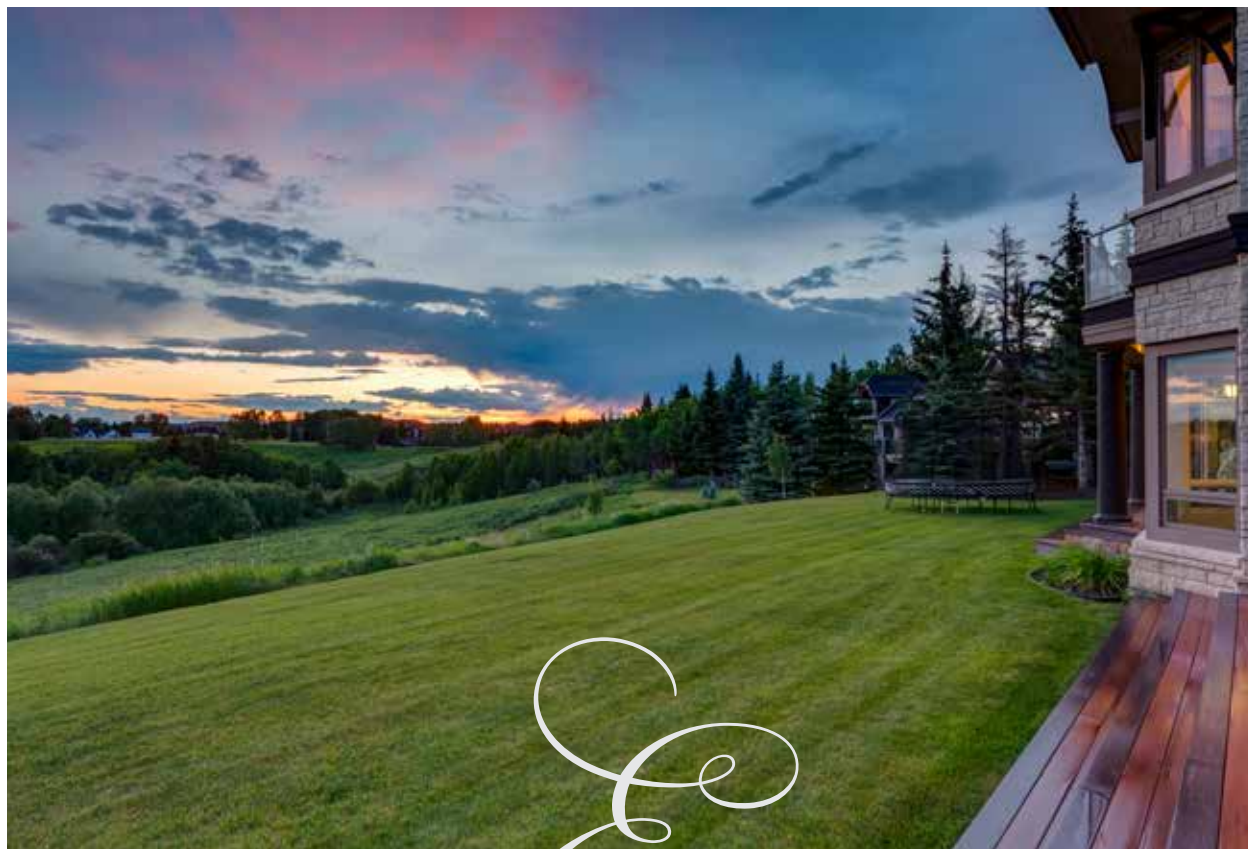
## UNIQUE ARCHITECTURE

The original architecture of this stunning home was masterfully designed by Maharishi Vastu using a holistic science approach integrating the laws of nature and relationship with the sun. Features of the exterior include stately limestone exterior accents, prominent curved rooflines and a pillared front entry. An oversized double garage is set at the South end of the home and another triple garage is set at the North end of the home. An upper level East deck is the perfect spot for morning coffee soaking up the East sunshine.









## EXCEPTIONAL OUTDOOR LIVING

The West and South facing outdoor living spaces have deck space expanding across the entire length of the home. Relaxation areas abound with outdoor living room areas, fire pits circles, a beautiful dining area and a covered hot-tub enclave. Sitting outside in the evening with a glass of wine is like enjoying a six diamond resort patio, in the comfort of your own home.



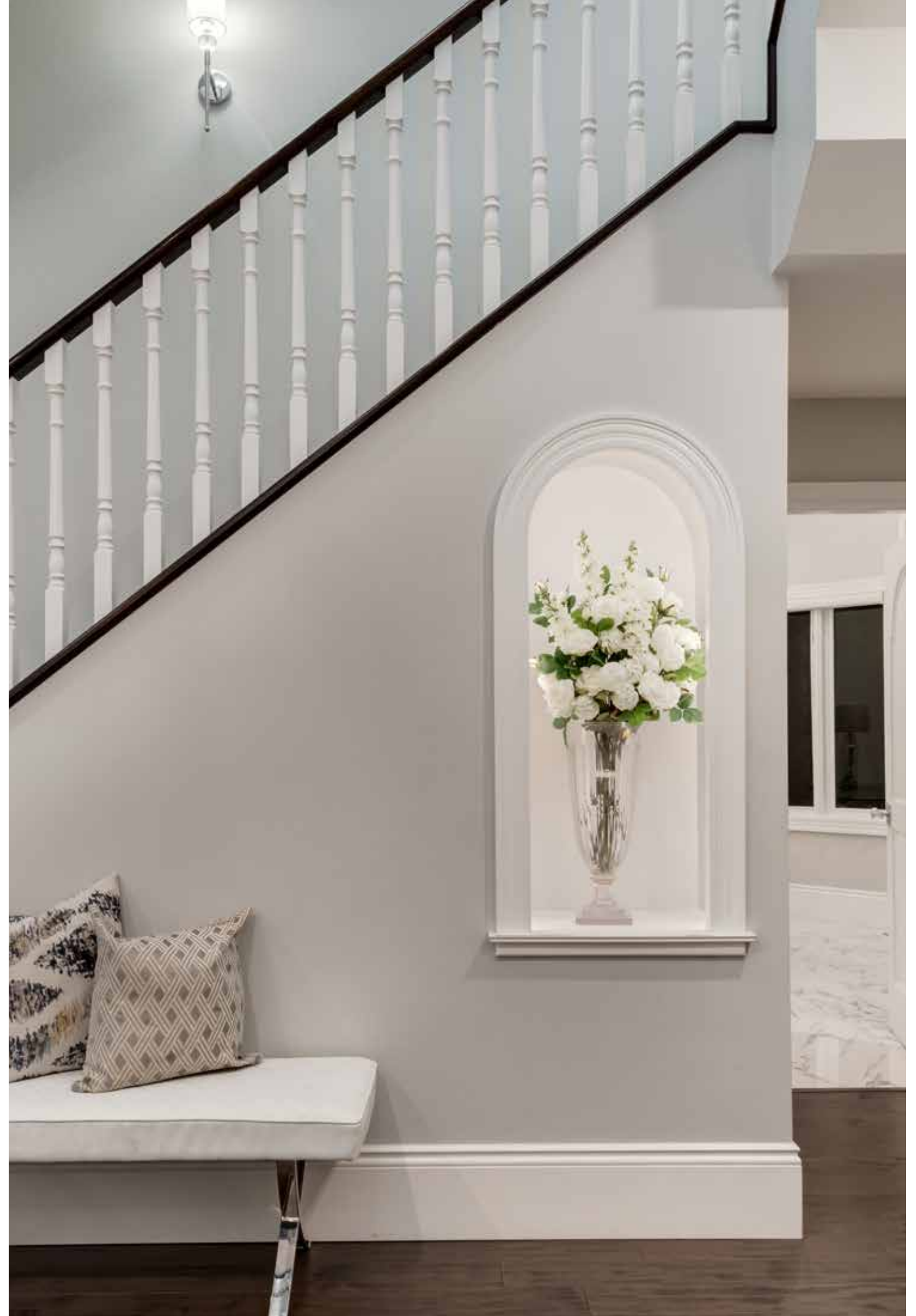






## YOU HAVE ARRIVED

As you enter through the covered entrance through the stately wood entry doors, you are immediately drawn to the views set beyond. The staircase is an art piece it itself open to all levels. To your right is a large beautifully appointed den with East views of the forest. The central hall then opens to the kitchen, dining area and living room.







## AN OPULENT DESIGNER KITCHEN

The current owners redesigned this luxurious entertaining kitchen featuring two islands, an exotic granite countertop, high-end appliances (*Wolf, Miele, SubZero*), display glass cabinetry, and intricate coffered ceiling detailing. Next to the kitchen is a “second” prep kitchen for true Chef’s cooking making hosting guests and family a breeze with zero mess in the pristine entertaining main kitchen area.







## DINING WITH A VIEW

The dining area is set into a bay view window and can be set up for everyday dining or expanded for large formal dinner parties. The second island features stool seating for informal meals. The glimmering crystal light fixture adds tremendous style to this space and is absolutely spectacular during the evening hours.







## FORMAL LIVING ROOM

The living room area features a floor-to-ceiling fireplace showcasing a “wave” design and “Nano Wall” doors completely open to the outside bringing the beautiful natural setting into this dramatic space.





## COZY FAMILY ROOM

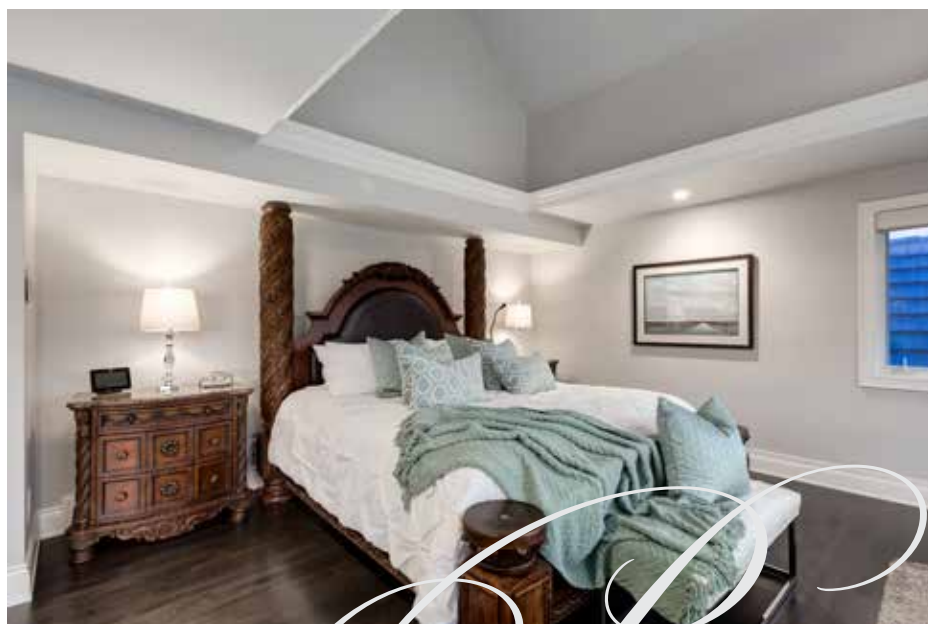
The South family room boasts a sleek modern fireplace with a television set above and a vaulted ceiling allowing for incredible light to fill this space. The accordion wall of Nano wall door/windows opens completely making this area feel like an other outdoor living room.











## PRIMARY SUITE

Ascending to the second floor, the master suite encompasses the entire West wing of the house. The mountain and valley views to the West are so special. The master bedroom allows for a sitting area overlooking the valley and patio doors leading out to a viewing deck.





## LUXURIOUS ENSUITE

The six diamond ensuite has a soaker bathtub surrounded with three large windows, modern tile, a large vanity with his and hers sinks, a frameless glass shower and a gigantic walk-in dressing room with extensive custom built-in cabinetry.





## UPPER LEVEL CHILDREN'S QUARTERS

Two children's suites are located on the primary suite level, each with their own ensuites and window seats. Both of these special rooms boast vaulted ceilings and round feature windows in the peaks.





## THIRD LEVEL BONUS SPACE

The third level is currently being used as an office and sitting area, along with a fourth upper level bedroom space. This area could be converted into more bedrooms, an art studio, a children's play area, a nanny suite or a gigantic home office.





## LOWER LEVEL ENTERTAINING

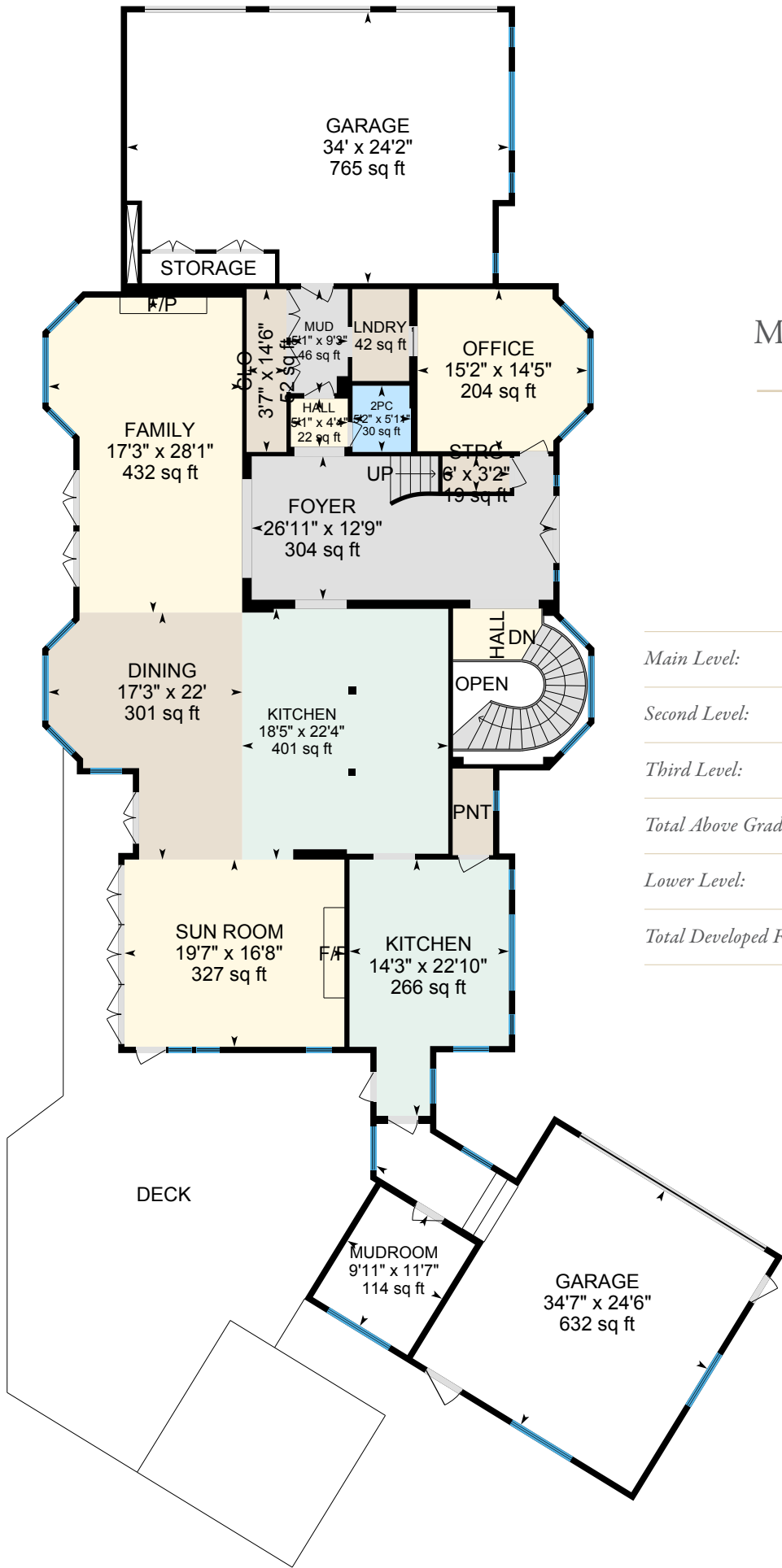
The lower level is a teenager's dream space with a true movie theatre with tiered seating, a family room area, a games and recreation area and a corner for younger siblings to play with their doll houses. The lower level also boasts an exercise room, a full bathroom and a gigantic storage area.



## ADDITIONAL FEATURES OF THIS BEAUTIFUL HOME

- 10 foot ceilings on the main floor
- Smart Home system
- Ceramic tile roof
- Exterior clad in limestone detailing
- Heated garages
- Engineered oak flooring
- Hunter Douglas window coverings
- Geothermal heating and cooling system
- Legacy kitchen cabinetry
- Bain Ultra air-jetted ensuite bathtub
- PNG Contruction – completed all major renovations/construction/garage
- Neoteric Construction – completed all of the structural engineering
- Fury Construction – completed finishing carpentry and detailing
- European Style Tiling – completed intricate tile/showers
- Robinson Lighting – supplied all lights and fixtures
- Renovations included a new staircase added to lower level, a new boiler and hot water tank, a new mechanical room system, new Cad 5/6 to all rooms, a new driveway poured in 2018, a new ceramic room in 2016, heated floors on the entire main level, new humidifiers in 2019, spray insulation in 2016, Nano walls and windows in 2016, a new deck in 2018 and an updated home theatre. The renovation costs were \$985,000.



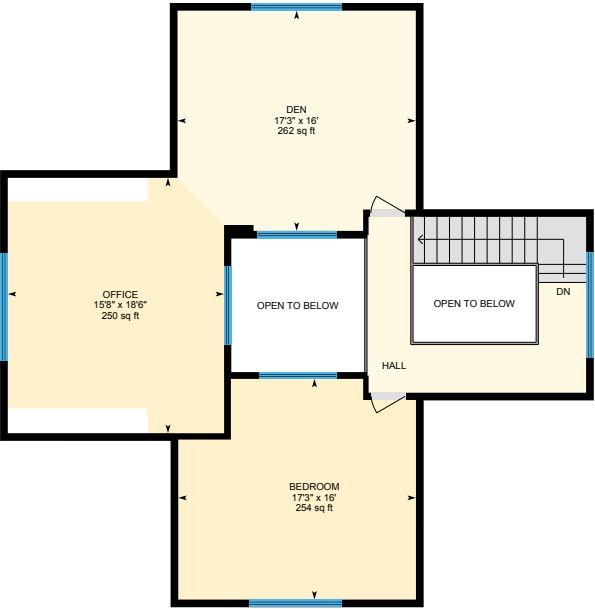


Main Level:	2,706.42 square feet
Second Level:	1,769.54 square feet
Third Level:	945.45 square feet
Total Above Grade Floor Space:	5,421.41 square feet
Lower Level:	2,721.20 square feet
Total Developed Floor Space:	8,142.61 square feet

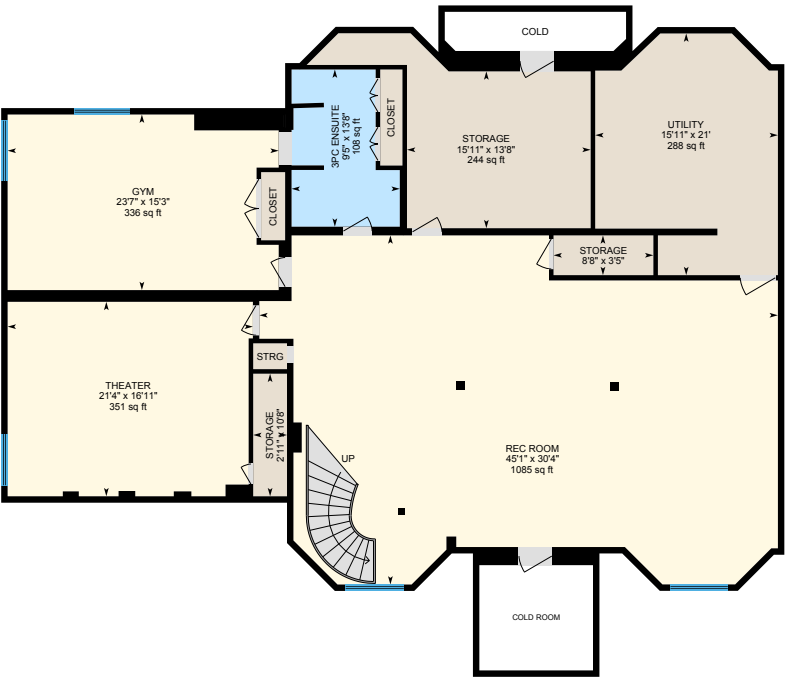
SECOND LEVEL



THIRD LEVEL



LOWER LEVEL





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