



**COLDWELL BANKER**  
**MOUNTAIN CENTRAL**  
**THE STARNES GROUP**

32 MACKENAS WAY | CALGARY, ALBERTA, CANADA  
COMMUNITY OF MACKENAS COUNTRY ESTATES



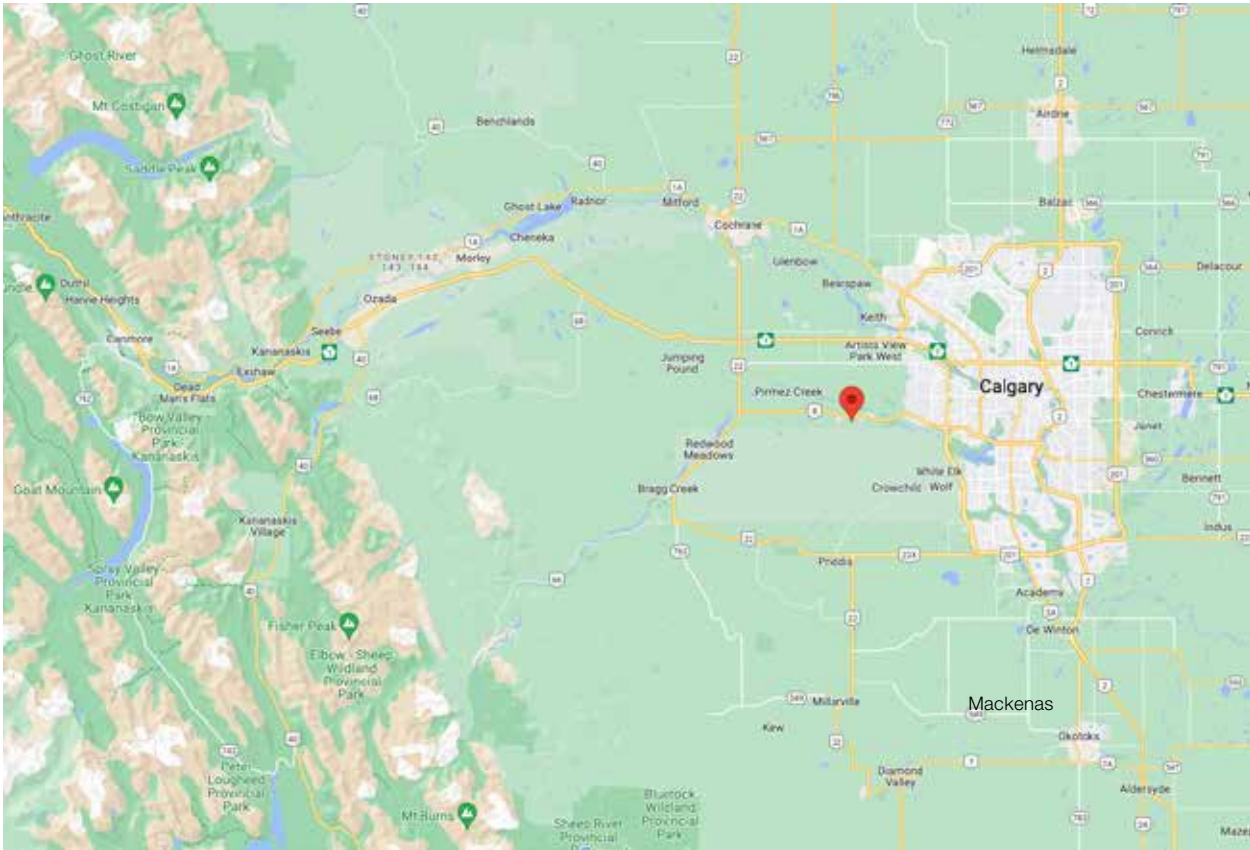


## IN THE EXCLUSIVE GATED COMMUNITY OF MACKENAS ESTATES

Enjoy the expansive views of the Rocky Mountains that form the western horizon and meet the open Alberta sky. Mackenas Country Estates is a short 20 minute drive to Calgary's downtown core and within an hour of Kananaskis Country, Canmore, Banff and four world class ski resorts. Just south of the Glencoe Golf and Country Club and minutes away from Pinebrook, Elbow Spings and Redwood Meadows, golf is at your fingertips. Relax in the tranquil setting of your country estate, knowing that the countless recreational opportunities of the mountains and all the convenience of the city are only moments away.







Proudly Presenting  
32 MACKENAS WAY



Community of Mackenas Estates



Main Floor Space:	1,705 square feet
Upper Floor Space:	1,853 square feet
Total Above Grade Floor Space:	3,558 square feet
Lower Floor Space:	1,500 square feet
Total Developed Floor Space:	5,030 square feet









## MODERN ARCHITECTURE

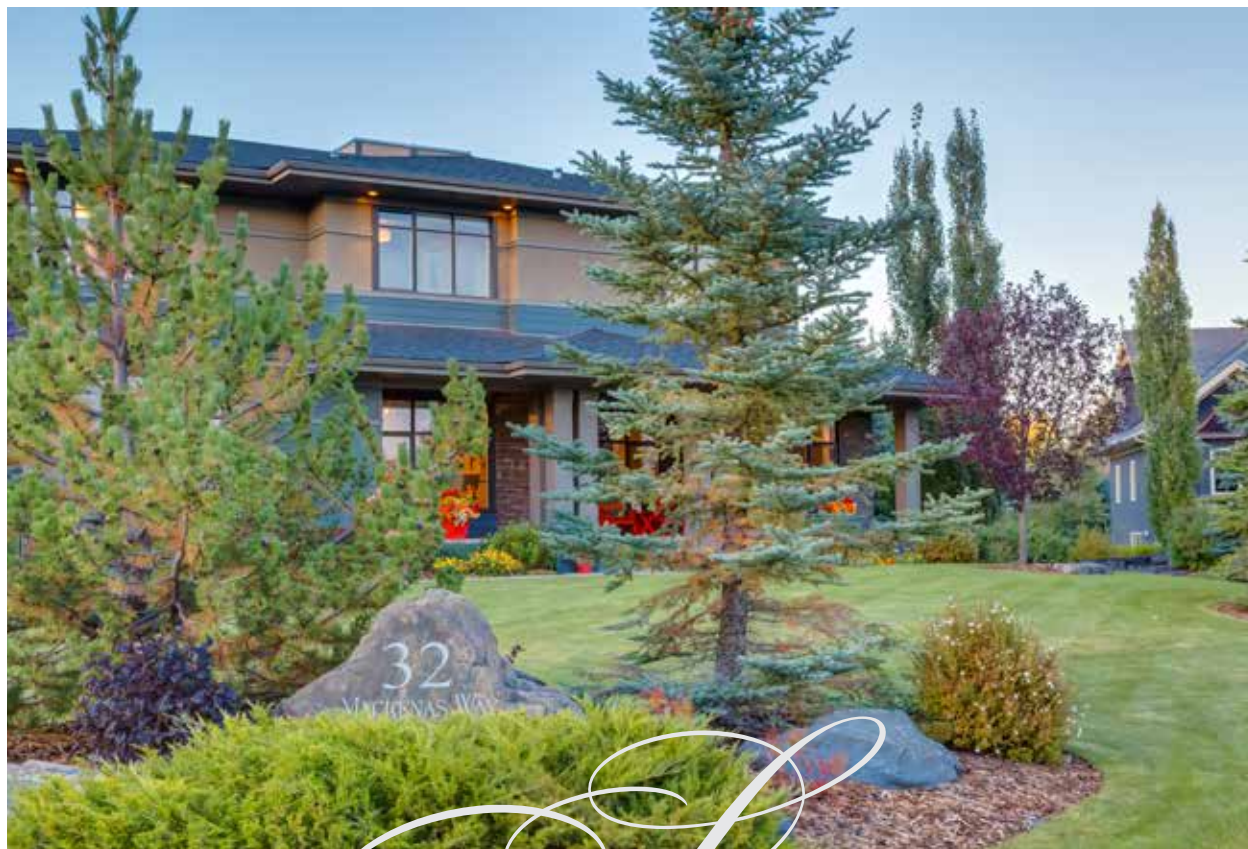
This stunning property was architecturally designed by Al McDowell and build by the award-winning DREAM RIDGE Custom Homes. Prairie style “Frank Lloyd Wright” architectural elements of this classic modern home include shallow pitch rooflines, large overhanging eaves with integrated lighting, and bands of shingle horizontal detailing. The windows feature strong horizontal and vertical lines giving perfect symmetry to the exterior architecture. Rich materials were used including wood garage doors, stone accents, batten accents and smooth stucco.









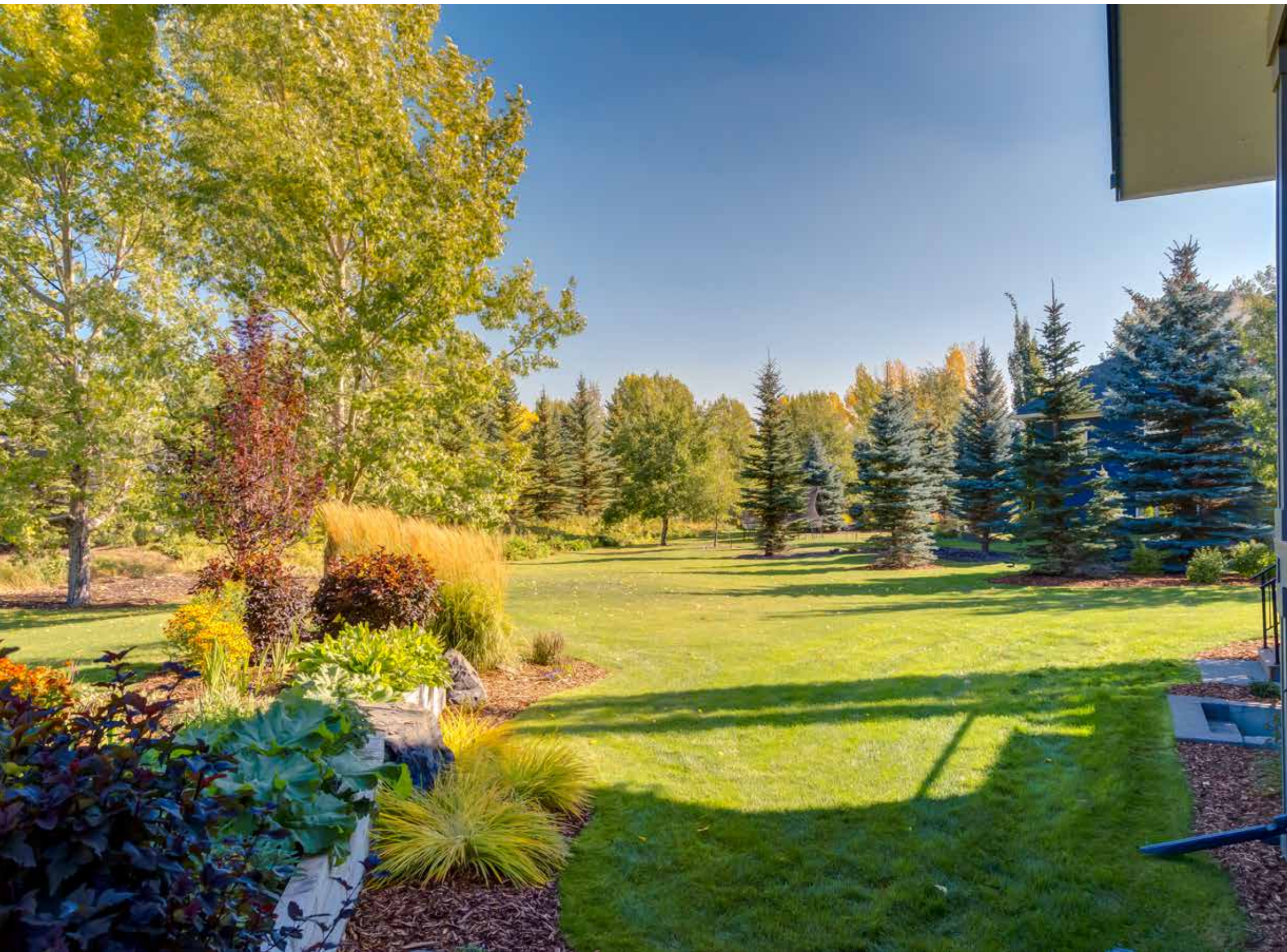


## SPECTACULAR LANDSCAPING

The landscaping of this property is pristine with perfectly manicured garden beds, an exposed aggregate sidewalk leading up to the welcoming covered front porch, large mature trees and shrubs, an expansive lawn area and private setting. The garage driveway is set off to the side allowing for beautiful street appeal with lawns and gardens framing the front yard of the property.















## OUTDOOR ENTERTAINING

A large covered “outdoor living room” was added with a peaked roof and wood-burning stone fireplace. A television is set above the fireplace for watching summer sports. The back deck features a covered “screened-in” living room for evenings by the fire, and a sunny uncovered deck, perfect for morning coffee in the sunshine.







## YOU HAVE ARRIVED

Upon entering through the inviting glass front door, you are impressed with the hall millwork detailing framing the space, the gleaming hardwood floors and the continuous passageways connecting each space integrating Feng Shui “continuous flow of energy” principles. A main floor den is next to the front entry and boasts a South window and extensive bookshelves framing an entire wall.







## A CONTEMPORARY “ELLE DÉCOR” KITCHEN

The kitchen area is very beautiful with natural marble countertops, a gorgeous tile backsplash, perimeter white classic cabinetry and an espresso-coloured island. The high-end luxury appliance package includes a Wolf range, a Subzero 48” refrigerator, and Asko dishwasher and a Panasonic microwave. Feature lighting is set into the upper glass cabinets and the cabinetry is set to the ceiling.





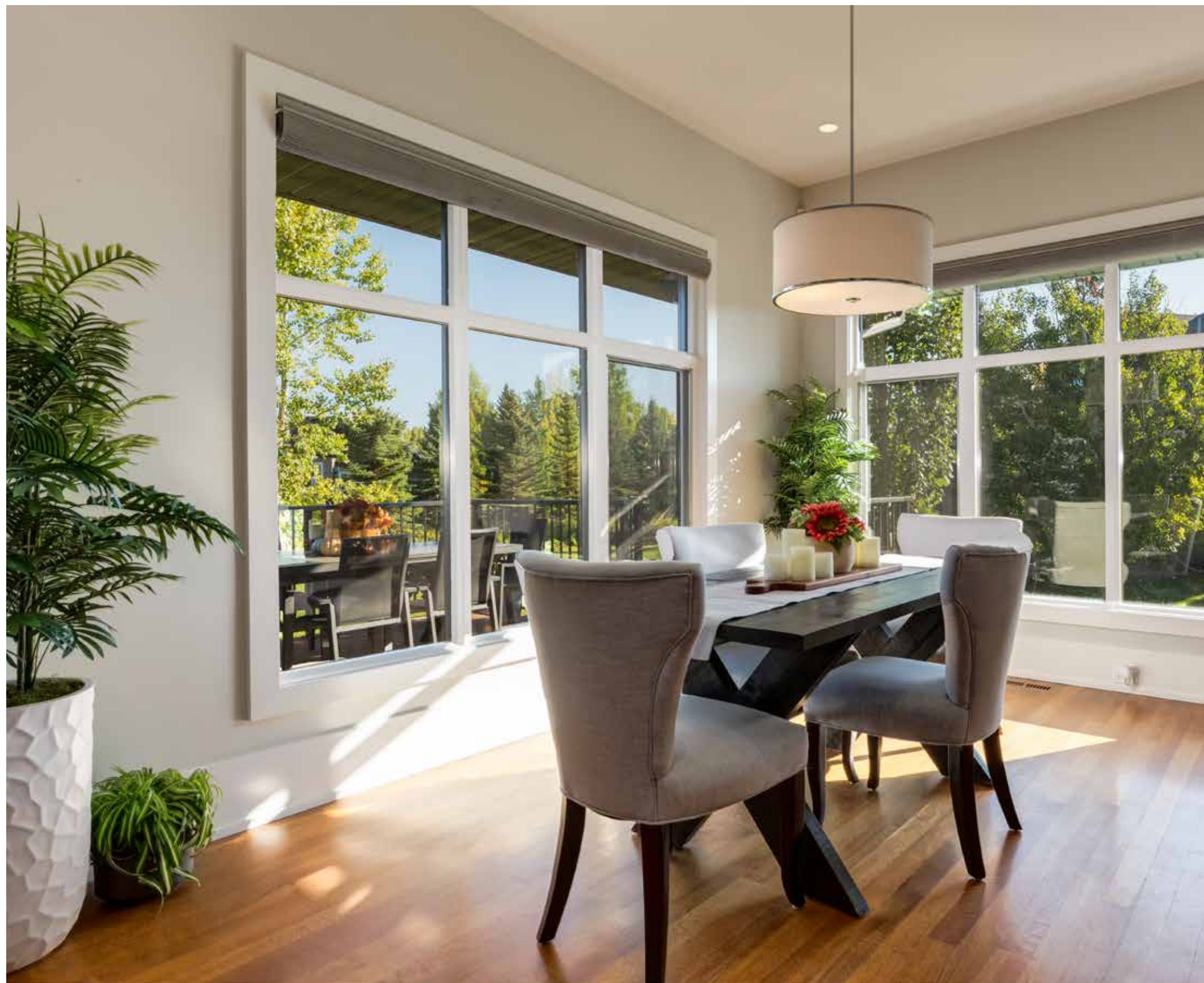






## BREAKFAST NOOK

The breakfast nook is one of the most special rooms in the house. The large windows with incredible light overlook the stunning landscaped backyard. Everyone in the family loves to converge into this space while dinner is being prepared.







# COZY LIVING ROOM

The living room features an impressive “book-matched” marble fireplace with floating shelves on each side. This space is open to the kitchen and breakfast nook areas. Large windows overlook the back entertaining areas.







## FORMAL DINING

A fantastic butlers pantry leads to the formal dining room and acts as a serving area for entertaining or as a coffee station. The dining area features grass styled wallpaper in a soft tan color, a built-out niche for a buffet cabinet and a masterfully designed ceiling allowing for a raised space with perfect bulkhead detailing.







## PRIMARY SUITE

The upper level primary suite encompasses the entire East wing of the home. Large windows are located on two sides of this space and overlook the treed cul-de-sac set afar.







## LUXURIOUS ENSUITE

The spa-like ensuite is opulent in its design to include mitered edge marble countertops, an “egg” floating designer bathtub, a frameless glass shower with multiple shower heads and herringbone tile detailing, a separate water closet and a fabulous walk-in closet.

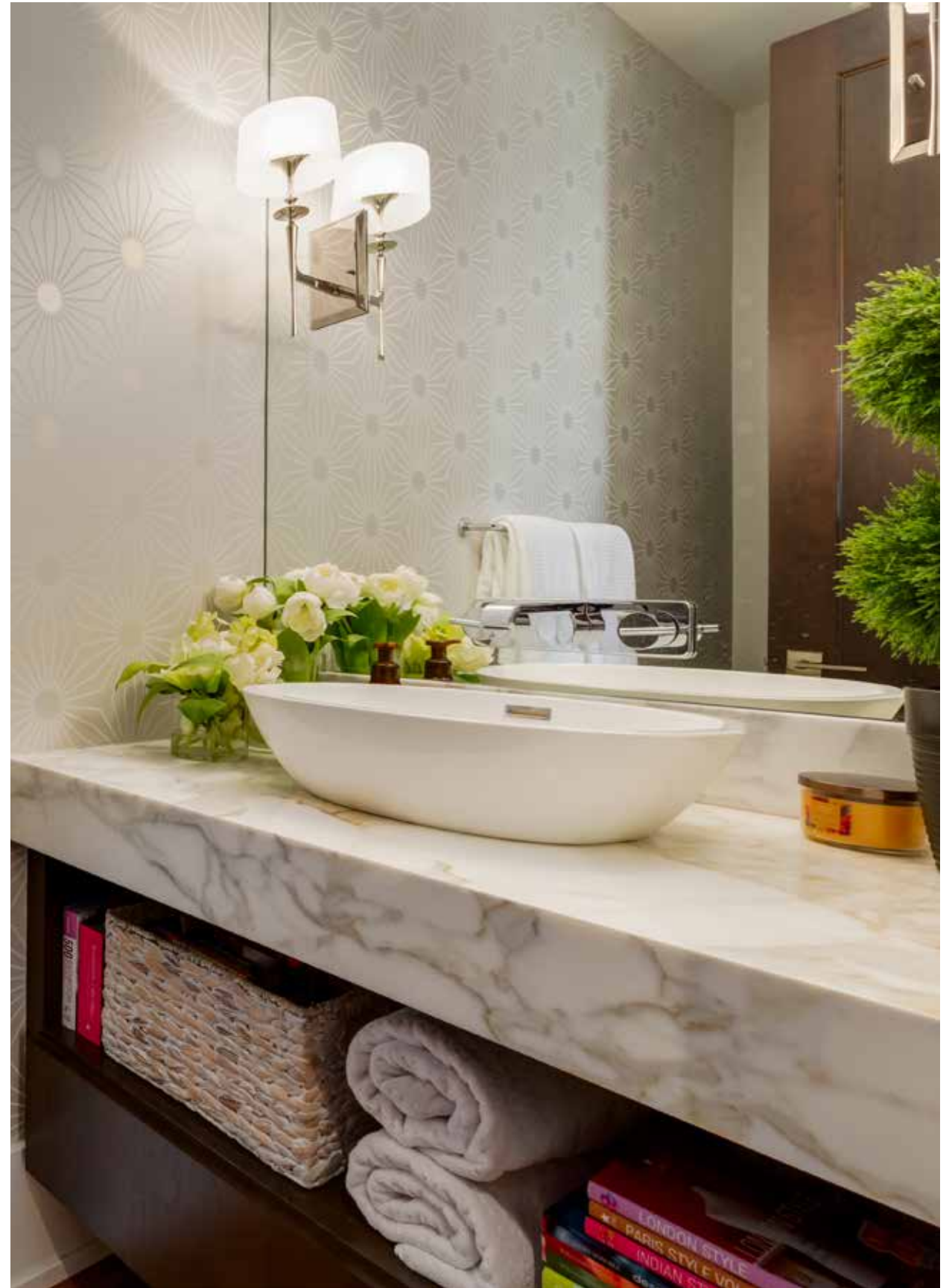






## AUXILIARY SPACES

The main floor powder room boasts incredible designer wallpaper, a floating sink set on a marble vanity, a lower shelf for towels and soaps and designer sconces set into the vanity-to-ceiling mirror. The mud room features a built-in locker with drawers set below. An upper landing in the bedroom quarters is the perfect spot for children to set up their school projects or LEGO.





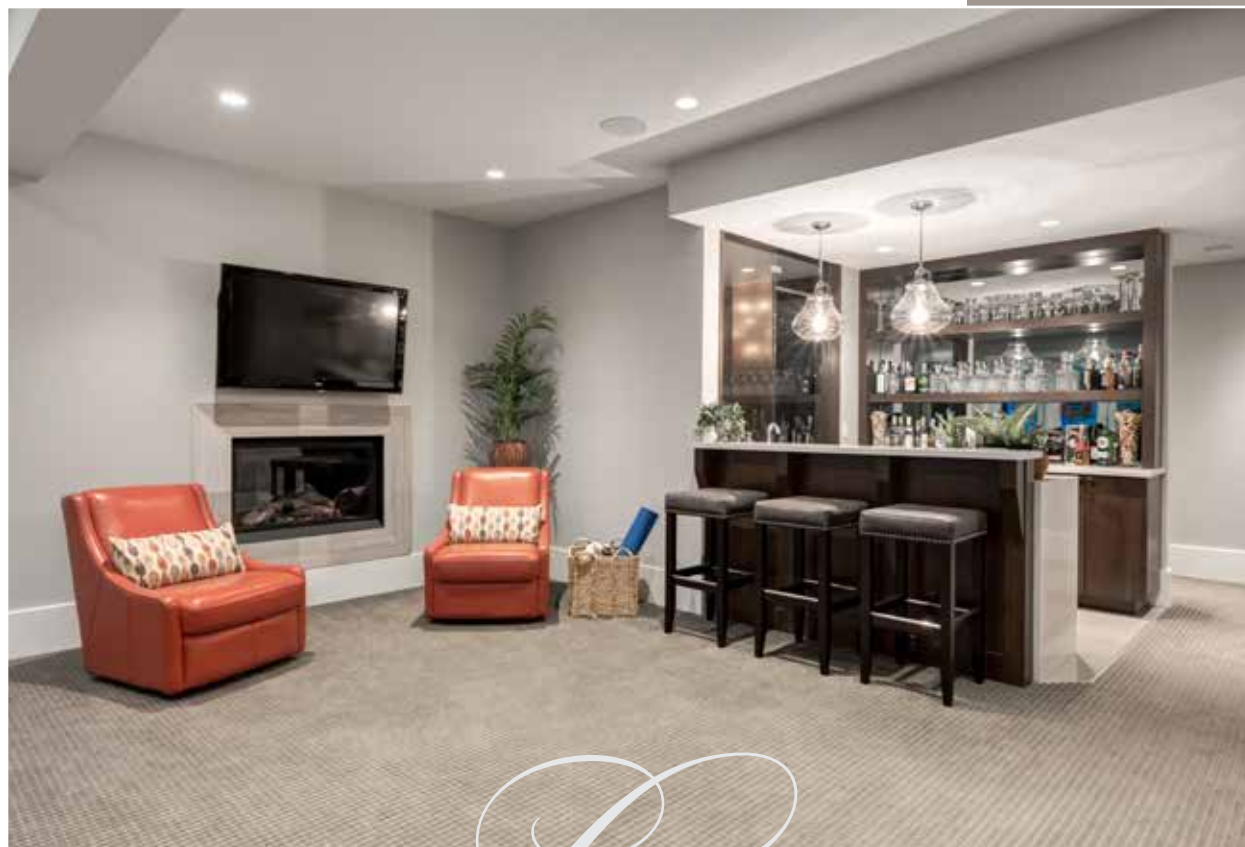


## UPPER-LEVEL CHILDREN'S QUARTERS

The upper-level children's bedrooms are spacious in size and one bedroom features its own ensuite. The other two bedrooms share a gigantic bathroom that has a separate door to the bath/shower area. It is rare to find a home with four upper-level bedrooms. Each of the bathroom vanities have drawers.







## LOWER LEVEL ENTERTAINING

The lower level of this beautifully appointed family home is perfect for movie nights at home or large parties with friends and family. There is a family room television space along with a games area, cozy fireplace space and room for exercise equipment. A lowered “walk-up” terrace outside leads to the beautiful backyard. The walk-behind bar features a waterfall edge countertop, a bar fridge, a sink and a modern wine room with built-in wine display racking and a glass wall. Floating shelves are the perfect spot for glasses and liquor bottles.











## ADDITIONAL LOWER LEVEL SPACES

The lower level features a fifth bedroom, a large contemporary bathroom with a frameless glass shower and a large storage room.





MAIN LEVEL

COVERED OUTDOOR LIVING

DECK

NOOK  
9'-10" X 14'-2"

LIVING ROOM  
13'-7" X 14'-6"

F/P

F/P

LAUNDRY  
8'-11" X 6'-8"

DRY

WASH

MUDROOM  
7'-11" X 9'-2"

P.W.D.

KITCHEN  
11'-7" X 14'-4"

D/W

REFIG.

PANTRY

CLOSET

FOYER

FORMAL DINING  
14'-11" X 12'-0"

OFFICE  
12'-10" X 12'-1"

TRIPLE GARAGE  
37'-11" X 22'-2"

VERANDA

*Total Developed Floor Space:* 5,030 square feet

**PER LEVEL**

**SECOND LEVEL**

Architectural floor plan of the second level. The plan includes four bedrooms: a top-left bedroom (11'-0" x 14'-4") with a walk-in closet (W.I.C.), a bottom-left bedroom (11'-0" x 14'-4") with a walk-in closet (W.I.C.), a central bedroom (15'-1" x 10'-8") with a walk-in closet (W.I.C.), and a bottom-right primary bedroom (14'-11" x 13'-11") with an ensuite bathroom. A central hall contains a staircase with an arrow pointing down labeled 'DN'. To the right of the hall is a bathroom and a walk-in closet. A top-right area contains an ensuite bathroom, a full bathroom (F/B), and a full/partial bathroom (F/P). A central bath is located between the two left bedrooms. The plan also shows several windows and doors throughout the rooms.

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# ER LEVEL

SUNKEN PATIO

MEDIA  
12'-9" X 13'-9"

GAMES  
8'-10" X 19'-6"

FAMILY  
11'-8" X 15'-4"

MECHANICAL/  
STORAGE

BAR  
8'-4" X 6'-8"

WINE CELLAR  
6'-9" X 8'-2"

BATH

BEDROOM  
13'-9" X 10'-9"

F/P

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 LOWER THAN FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: [WWW.RECA.CA](http://WWW.RECA.CA)





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