

ICONIC LUXURY

Mountain Home

Set Atop Millarville's Whiskey Hill



COLDWELL BANKER
COMPLETE
REAL ESTATE
THE STARNES GROUP

Proudly Presenting

242117 1280 DRIVE WEST

ROCKY VIEW COUNTY | ALBERTA, CANADA



OUTSTANDING OUTDOOR LIVING

As you approach this home along the tree-lined driveway located high on Millarville's Whiskey Hill, you are greeted by a stately manor that will take your breath away. An exposed aggregate walkway leads to the incredible front entrance, which features a post and beam covered patio with a vaulted wood portico. A nine-foot solid wood double door with iron hardware and windows provides for a grand entrance into this impressive home.

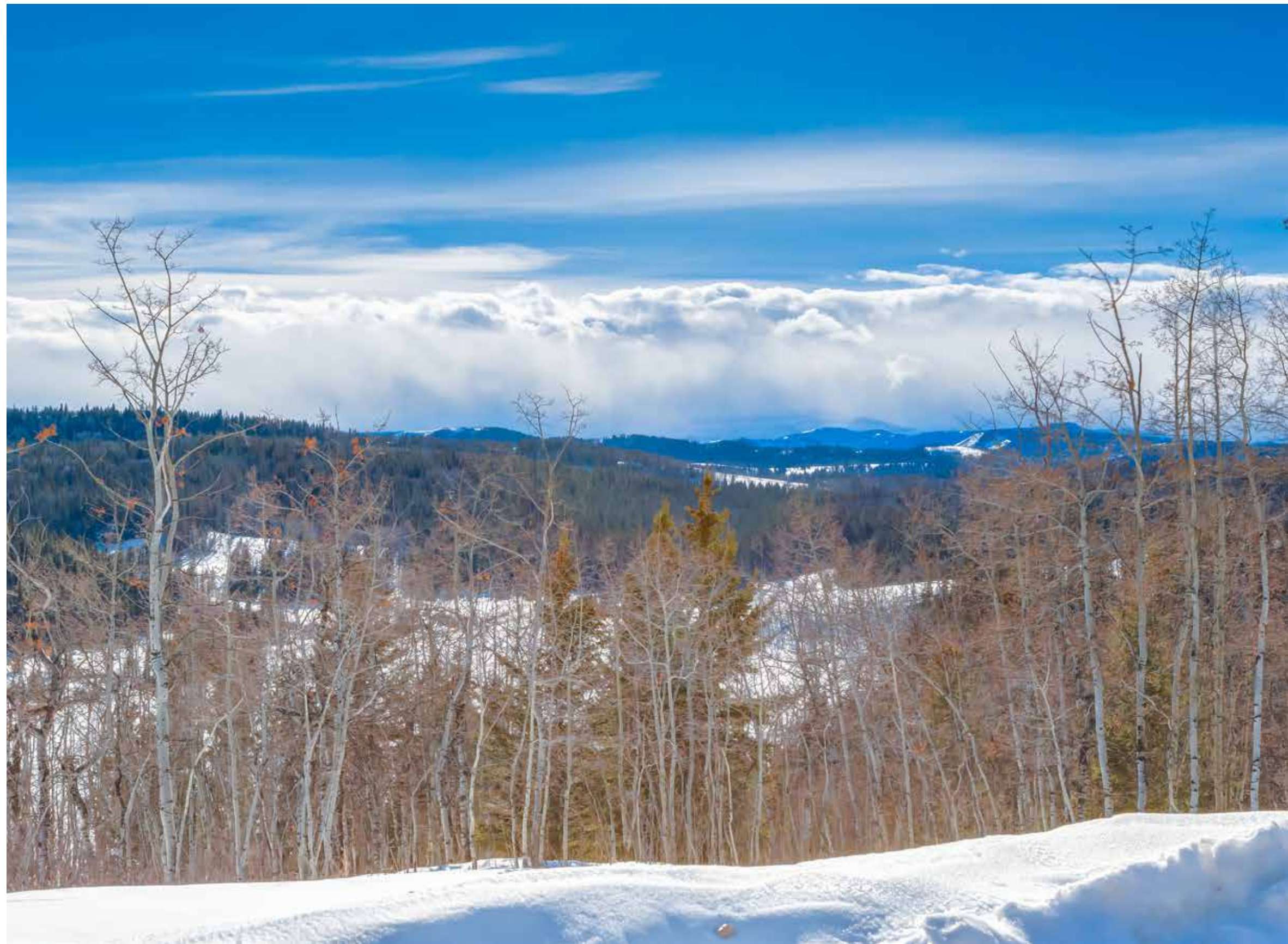




TRANQUIL MOUNTAIN VIEWS

As you walk around to the rear of the home you are welcomed by a set of aggregate steps leading down to a concrete paver patio featuring a wood pergola, an ideal space for enjoying the Southwest sun. A covered patio offers another sitting area out of the sun and a hot tub ideally set up to take in the views and maximize privacy. A covered upper balcony boasts a wood soffit, pot lights, black railing, an outdoor gas fireplace, a BBQ hook up and plenty of space to relax and dine while looking over the Rocky Mountains.









PRISTINE LANDSCAPING

This 9.51 acre property is perfectly designed for outdoor living. The setting offers peace and serenity amongst hundreds of mature trees. A timber staircase leads down from the detached shop to a tranquil vegetable garden with eight custom raised garden beds. An 8' x 14' garden shed and a wildlife fence to keep your produce protected. For the equine enthusiasts, an 18' x 20' barn constructed from wood from a historic building in Fort MacLeod, AB includes rubber floors, two stalls, a tack room and an exterior automatic waterer.







A CAR-ENTHUSIAST'S GARAGE

An oversize four car garage provides ample parking space and includes in-floor heat, built-in cabinets, a work bench and hook ups for a washer and dryer. If you need additional parking, a 22' x 40' shop also offers in-floor heat from a dedicated boiler as well as a 12' x 22' mezzanine.





YOU HAVE ARRIVED...

Upon entering this grand home through the double nine-foot solid wood doors, you are greeted by a formal foyer with soaring ceilings at the front and wood tongue-and-groove ceilings with fir beams further ahead. An interior window with an inset iron treescape offers a glimpse into the kitchen.





UPPER-LEVEL LOFT

Directly to the left of the front entrance is the staircase to the upper-level loft, which is constructed of iron and wood treads and features a geometric wood railing. Vaulted ceilings, wood floors and numerous windows flood this space with warmth and light. A full height, tile gas fireplace with a wood hearth is set into the Southwest facing windows, where the views of the Rocky Mountains are on full display. This very large and open space is perfect for a second living room, an additional workspace, an art studio or a yoga room.



DECADENT 'MASTER CHEF'S' KITCHEN

This grand kitchen is sure to impress even the most discerning home chef. Wood post-and-beam design denotes this elegant space and wood tongue-and-groove, beamed ceilings truly make this the feature of the home. Heated limestone flooring, custom maple cabinetry, granite counter tops and a limestone backsplash showcase the quality of materials in this exquisite home. A curved island offers room for five seats at the eat-up breakfast bar, an abundance of additional storage, an undermount "single bowl" black *Silligranite* sink with a garburator and a reverse osmosis water spigot. The rear workspace includes a prep sink with a second garburator and reverse osmosis spigot, plenty of lower drawers, upper glass cabinets for displaying your fine dinnerware, an interior window with an inlaid iron treescape, a microwave, a *Miele* steam oven, a warming drawer and in impressive *SubZero* wine and beverage fridge. The side workspace boasts a *Viking* six-burner gas range with a custom round wood range hood, a *SubZero* refrigerator with cabinet panels. At the edge of the kitchen is a stunning two-sided gas fireplace with a full height stone surround and a limestone hearth that wraps around to the family room side. A cozy seating area beside the fireplace is an ideal place to relax and visit with the chef.







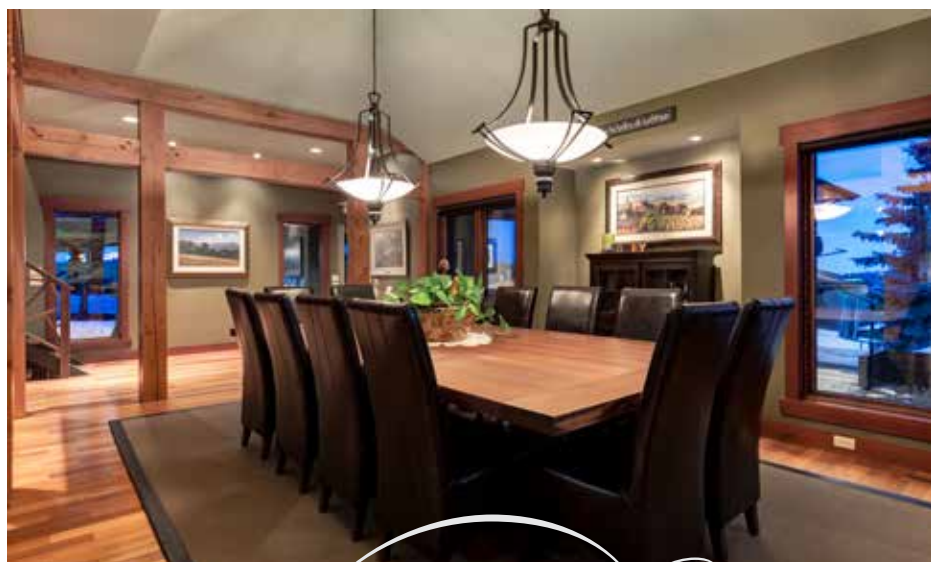


MAIN FLOOR FAMILY ROOM

On the other side of the fireplace is the very spacious family room, which boasts a vaulted ceiling and three walls of windows offering a 280-degree view of the stunning dense forest, the rolling hills and the spectacular Rocky Mountains.

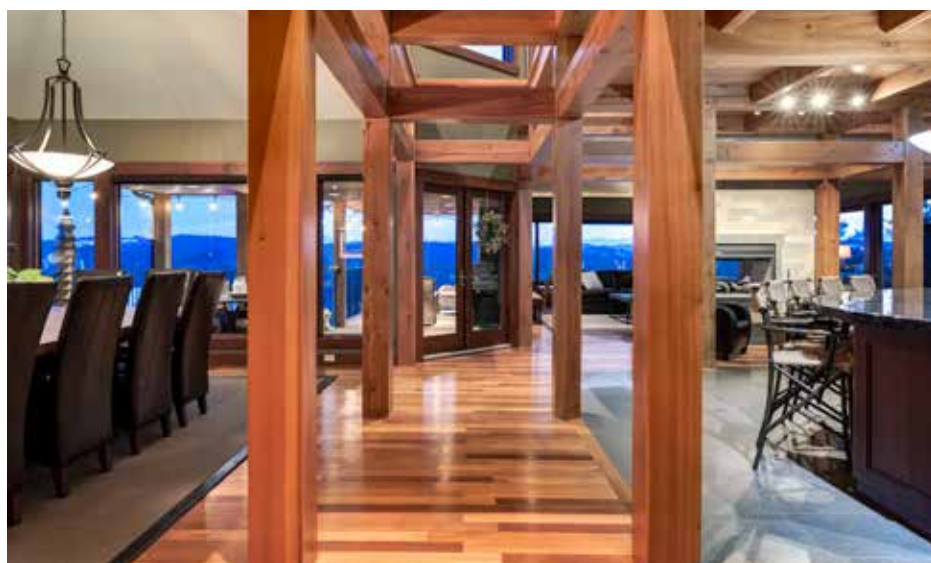






DINING WITH A VIEW

The dining area is set directly off the kitchen and features vaulted ceilings, two chandeliers, a recessed space for a dining hutch, access to the rear balcony through elegant French doors and spectacular Mountain views. This incredibly large space can easily accommodate twelve or more diners, making this the perfect space for hosting large parties or family gatherings.







HOME OFFICE

Directly to the right of the front foyer is a fabulous home office with huge windows that look out over the main entrance. Double pocket doors provide an option for privacy and vaulted ceilings and a stone feature wall make this room just as elegant as the rest of the home.





PRIMARY RETREAT

Through a dedicated entrance and private hallway, the spacious primary bedroom is set along the Southwest side of the home and is situated perfectly to take in the unparalleled view of the rolling forest and the Rocky Mountains through the many large windows. Vaulted ceilings, a Brazilian cherry wood feature wall and hardwood floors give this room a grand air while a two-sided, full height stone fireplace brings a touch of warmth. With more than enough room for a full king bedroom suite and a comfortable sitting area, this room can accommodate many different arrangements.





LUXURIOUS ENSUITE

The stunning ensuite features heated limestone floors, a towel warmer, a private balcony, a spacious steam shower with three shower heads and numerous body jets and an *Ultra Air* jetted tub situated on the other side of the stone fireplace. Dual maple vanities sit on either side of the limestone counter tops and are separated by a custom two-sided wood-framed mirror. Each vanity offers lower cabinets and a full height storage cabinet as well as rectangular vessel sinks. Vaulted ceilings and numerous windows fill the room with natural light and feature the unparalleled view. A large walk-in closet with custom built-ins and a stacked *Miele* washer and dryer completes the master retreat.





MAIN-FLOOR AUXILIARY ROOMS

Located around the corner from the dining room is a private powder room with limestone floors, a full wood vanity and a rectangular vessel sink. Down a set of stairs from main living area is the side entrance and mudroom, which offers an exterior door that leads to both the driveway and the steps to the pergola. Limestone floors lead into a second powder room with a full vanity and a walk-in closet beside the garage door. A set of stairs leads to the bonus room and additional living space above the garage.





LOWER-LEVEL ENTERTAINING

As you descend the staircase to the lower level you are greeted by an 'art gallery' hallway that leads to the open plan entertaining space. A full wet bar with granite counters, grey tile backsplash, wood cabinets, display shelving and an eat-up island includes a built-in wine and beverage cooler, a dishwasher and a sink with a reverse osmosis spigot. Next to the bar is a dining or lounge space that can accommodate a full sized table under a modern chandelier.







A two-sided gas fireplace with full height stone tile and a wraparound limestone hearth separates the family room from the games room. The very spacious family room mimics the living room above with three walls of windows and lots of space to relax. The games room can accommodate a full sized billiards table with ample space remaining to display your other works of art. French doors lead out to the covered patio and hot tub.





A fantastic media room is located just off the games room through double pocket doors. The built-in screen and brand-new projector, amp and disc player make watching movies a treat and a built-in cabinet on the side wall is not only great for storage but also houses a hidden room accessed through a lower cabinet that houses all of the media equipment.

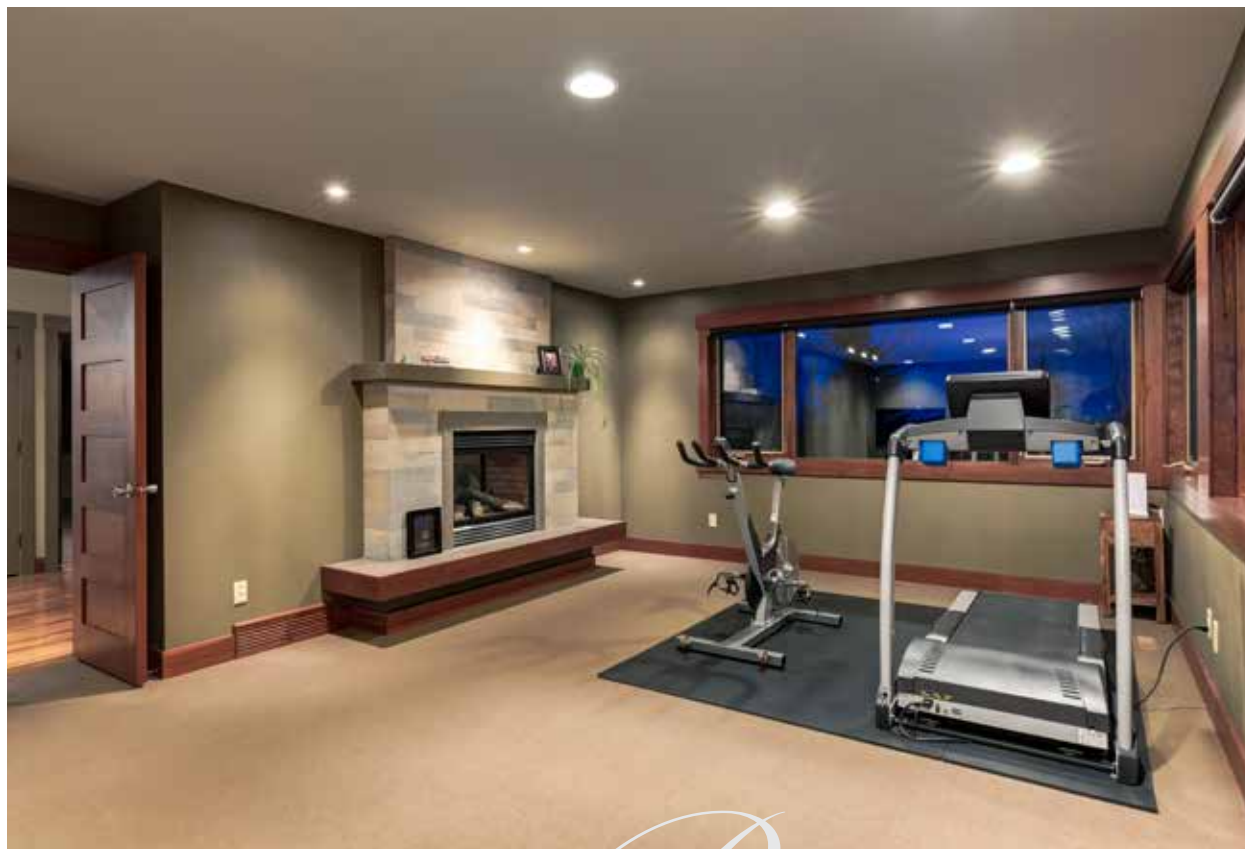




CHILDREN'S SLEEPING QUARTERS

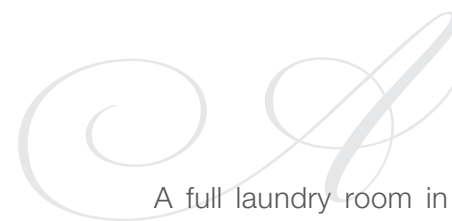
This home offers three additional bedrooms on the lower level in their own private wing, all with walk-in closets. Two of the bedrooms have ensuite baths with tub/showers with full height tile and glass doors, wood vanities, granite counters with undermount sinks and full width mirrors. One of the bathrooms has a second door that opens to the hallway making it accessible from the third bedroom.





BONUS ROOM

Up a staircase off the mudroom is a sunny bonus room. Currently being used as a home gym, this spacious room boasts numerous windows including an interior window that looks into the main floor of the home, iron railing, spectacular views and a two-sided gas fireplace with a full height stone tile surround and a raised hearth. Next to the fireplace is a locking door that provides one of two access points to the additional living space.



A full laundry room in the bedroom wing features a *Miele* washer and dryer, ample counter space, a utility sink, upper and lower cabinets and a full wall of built in storage.

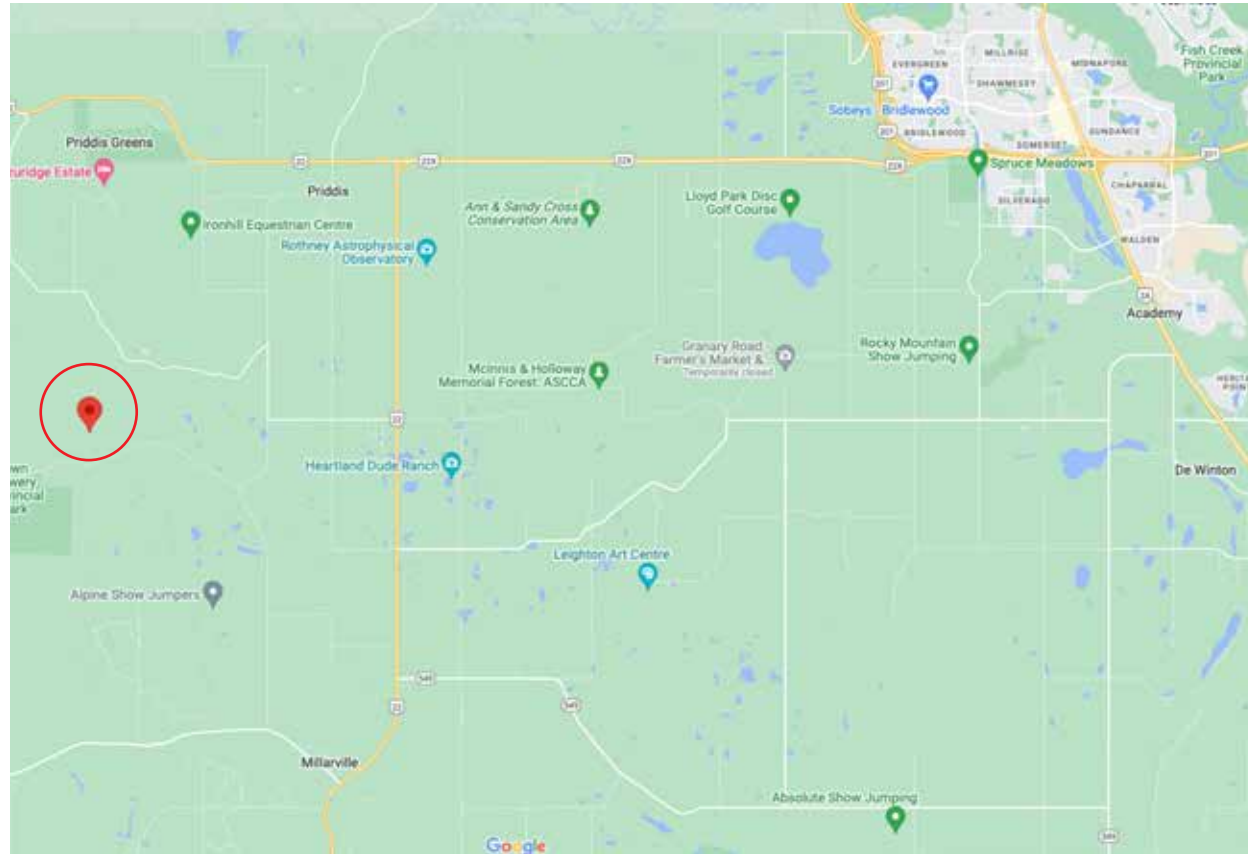




ADDITIONAL LIVING SPACE

This fantastic space is ideal for long-term house guests, a nanny, a live-in relative or a rental space. A separate entrance from beside the garage leads to a lower level landing with built-in shoe storage. Up a flight of stairs is dedicated hanging space with shelves above. Two bedrooms both offer large French door closets and ensuite baths with tub/showers with full height tile and sliding glass doors and full vanities with granite countertops. The open plan kitchen and living room features vaulted ceilings and hardwood floor. The living room boasts a gas fireplace with full height tile and bookshelves on either side that incorporate into the mantle and raised hearth. The well-appointed kitchen offers lots of cabinets, a four-burner electric range, a microwave range hood, a refrigerator, granite counters and an eat-up island. A stacked Miele washer and dryer is located in a separate room just off the kitchen.





ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Over 8,000 square feet of developed living space
- Six bedrooms
- Seven bathrooms
- Six gas fireplaces
- Fir post and beam details throughout
- Cherry wood floors
- Outdoor fire pit
- Driveway paved to the property line
- Four car attached garage
- Detached 22' x 40' shop
- Horse barn 18' x 20'
- Garden shed 8' x 14'
- Custom raised garden beds
- Hose trenched to the garden
- Two 350-gallon cisterns
- Triple pane windows
- Solid core doors throughout
- Home audio system
- Home security system
- Central vacuum system
- Radiant in-floor heat in the basement, kitchen, primary ensuite, garage and shop
- Reverse osmosis drinking water in the kitchen and lower level bar
- Towel warmer in the primary ensuite
- Brand new projector, amp and disc player in the media room
- Boilers in the house and shop recently replaced
- Additional living space with a dedicated furnace
- Three sets of washers and dryers with additional hook ups in the attached garage
- Nine-foot ceilings in the lower level



FLOOR PLANS



MAIN LEVEL

Main Floor Space: 3,075 square feet

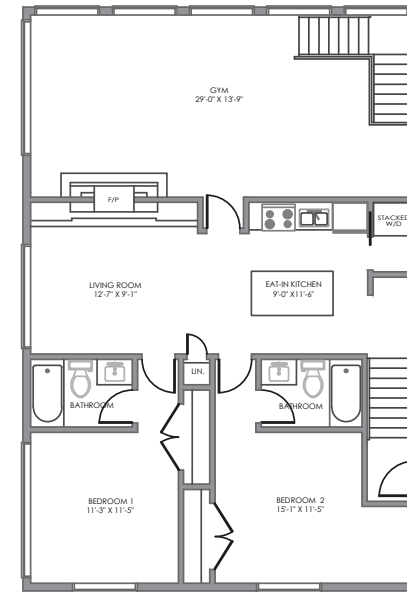
Lower Floor Space: 2,910 square feet

Upper Level Floor Space: 2,024 square feet

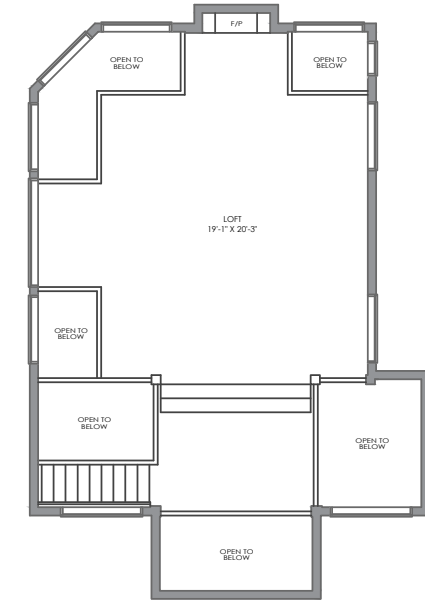
Total Developed Floor Space: 5,411 square feet

Total Acreage: 9.51 acres

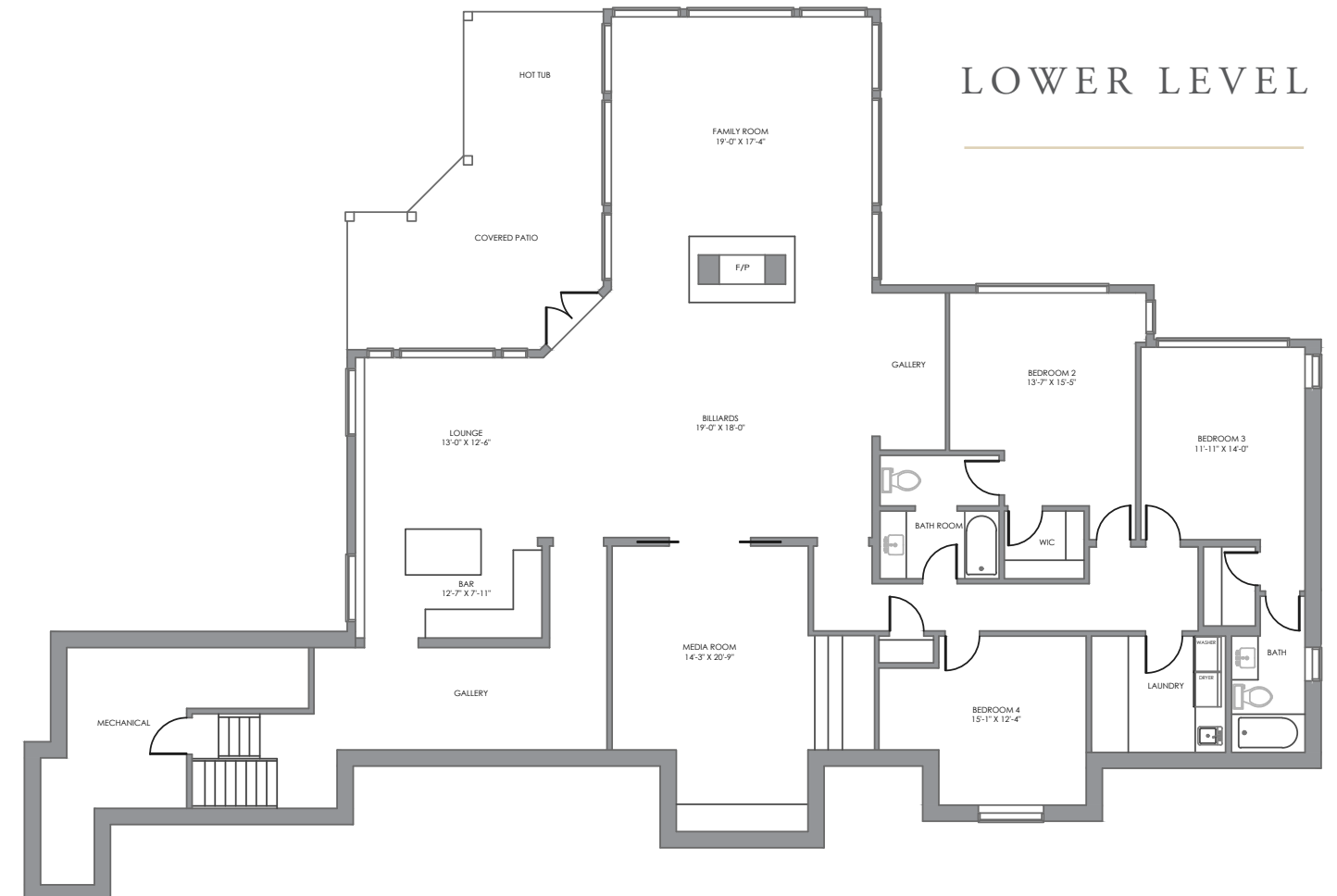
GUEST SUITE



LOFT



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



COLDWELL BANKER

**COMPLETE
REAL ESTATE**

THE STARNES GROUP

www.thestarnesgroup.com
www.cbcompleterealestate.com
www.globalluxurycalgary.com

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



NIKI TAGGART

Licensed Real Estate Associate

C: 403.862.0512
E: niki@thestarnesgroup.com



RACHELLE STARNES

Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com