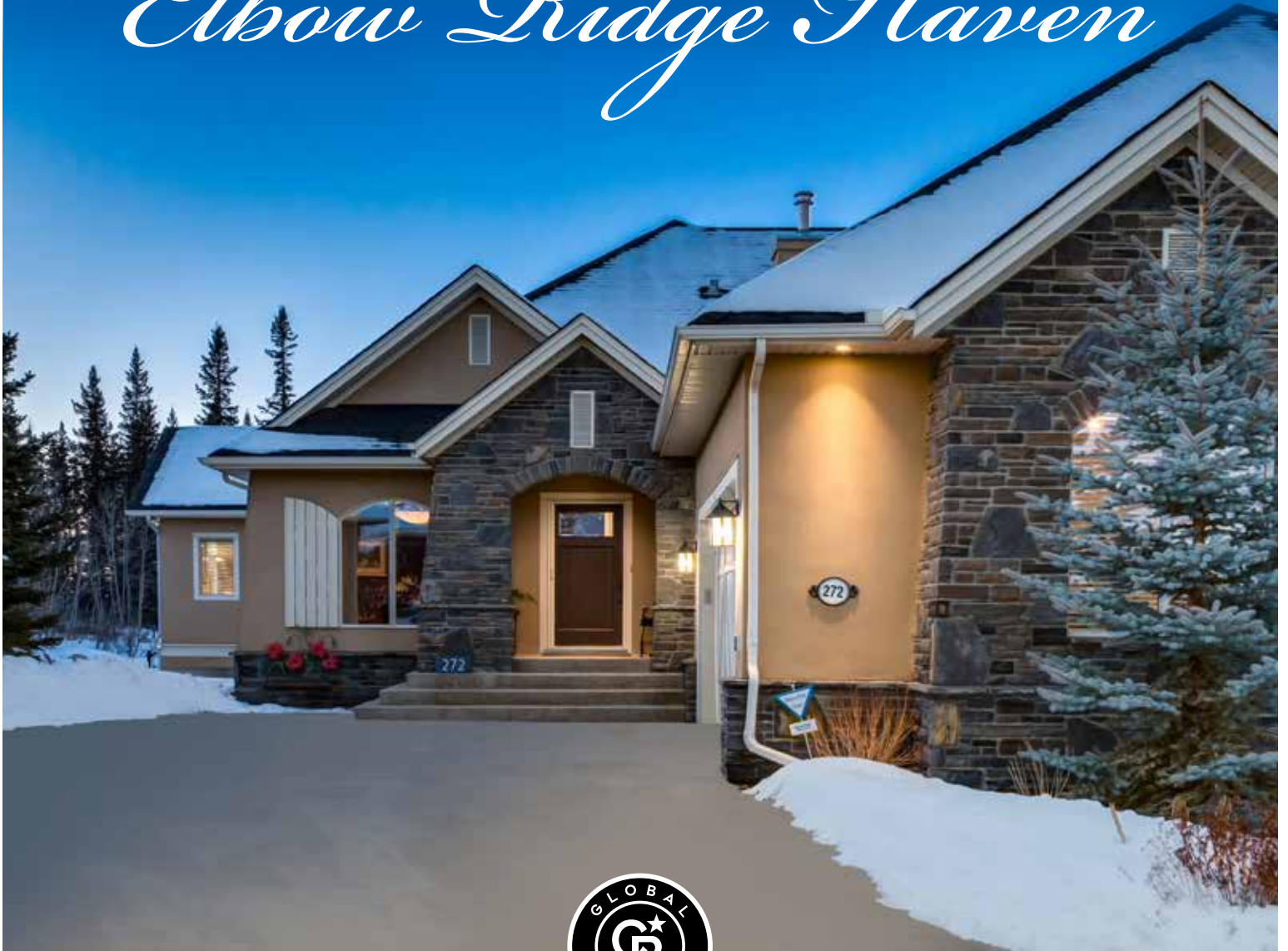


RIVERSIDE VILLAS ON
Elbow Ridge Haven



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

272 ELBOW RIDGE HAVEN | ROCKY VIEW COUNTY
COMMUNITY OF ELBOW VALLEY



CLASSIC ARCHITECTURE

Perched at the very top of *Elbow Valley Estates* sits an outstanding “Knightsbridge” home on a corner lot backing onto the river valley and environmental reserve. Walk out your back door and you are immediately enjoying the extensive pathway system the community offers to its residents, year-round.

This beautiful “maintenance free” property features a grand natural stone covered entrance, a French Country curved window with classic shutters, a unique heavy wood front door, peaked roof designs, and massive stone posts with lovely, curved millwork detailing on the lower terrace area. The exterior has been constructed with plywood sheathing and is clad in natural stone accents and acrylic stucco.









PRISTINE LANDSCAPING

The rear of the home overlooks the gigantic yard and has a large deck that expands across the back of the house. The landscaping boasts rock garden walls, glorious hedges turning different colours throughout the seasons, perfectly manicured shrub gardens and a private firepit area framed by rock retaining walls and mature trees. The brilliant large back windows allow for incredible views of the forest set afar and allow for streams of natural light into the interior spaces.







YOU HAVE ARRIVED

Upon entering the front foyer, your eyes are drawn to the dramatic architectural “wall of squares” opening onto the formal dining room. Light hardwood floors, flat painted ceilings, solid core custom doors with a unique design and interesting vaulted ceiling angles add to the uniqueness of all the spaces. The stairwell descent to the lower level is an “art gallery in itself” with feature windows and crisp white spindle detailing.





ELEGANT LIVING ROOM

The living room features a natural sandstone wood-burning fireplace. The wood burning fireplace creates a warmth in this space like no other. The vaulted 15' ceilings and large windows bring glorious views of the incredible forest area set behind into this space.







A CHEF'S KITCHEN

The beautifully designed custom kitchen features a corner pantry, a perfect U-shaped design for serious Chef's, a lowered area for the cooktop, granite countertops, undercabinet lighting, glass upper display windows inset into the cabinets, an eating bar area, a West window over the sink for afternoon sunshine and beautiful cornice moulding detailing. The luxury appliance package includes a refrigerator with rich wood cabinet panels, a *Thermador* cooktop, a *Bosch* dishwasher, a *Panasonic* microwave, and a *Thermador* wall oven. The mixture of dark wood cabinetry with classic ivory cabinetry makes for a unique and interesting kitchen design. Every drawer and cabinet was thoughtfully placed for serving the breakfast area to having a perfect spot for pots and pans close to the cooktop.







BREAKFAST AND INFORMAL DINING AREA

The dining area next to the kitchen is open to the living room space and can be expanded for large family and friends informal gatherings. A patio door leads out to the back deck for evening BBQ's and entertaining.



The main floor den is set off the living area and features three walls of windows and doors. This is the favorite room in the house for working at home and could also be used as an interior sunroom.





FORMAL DINING

The formal dining room has so many fabulous features from the curved front window to the “wall of squares” and intricate ivory millwork detailing to the two small West windows to the designer “indigo” wall colour. This space is uplifting with its unique design features and could also be used as second main floor office, art studio or library,





PRIMARY SUITE

As you enter through the curved double entry doors, you arrive to the gorgeous primary suite. The luxurious bedroom area has an entire wall of built-in cabinets, bookshelves and areas for art display.





LUXURIOUS ENSUITE

The luxurious ensuite showcases two separate vanities, one with its own make-up and dressing area. A corner soaker bathtub and separate shower finish off this space along with a gigantic walk-in closet.



MAIN FLOOR AUXILIARY SPACES

The main floor powder room features a *Kohler* Pedestal sink with a matching water closet and a high glass window set into the wall. The back mudroom features a quaint bench with drawers set below and extensive cabinetry built around the washer and dryer. The garage has its own dog wash, a must for an *Elbow Valley* resident.





LOWER-LEVEL ENTERTAINING

The walk-out lower level has everything imaginable for entertaining. The wet bar area has a microwave and full refrigerator, beautiful cabinetry and granite countertops. The custom bookshelves not only have storage below but extensive shelves with incredible art lighting. You won't need to purchase any furniture pieces when so many beautiful custom-built units were designed for this beautiful home. The TV unit is built into the wall with special spaces for speakers and electronic equipment. This entertaining space also features a pool table area and another lower office space that could be converted into an exercise room. A massive cold room is set under the front step area, and is the perfect spot for a wine cellar.



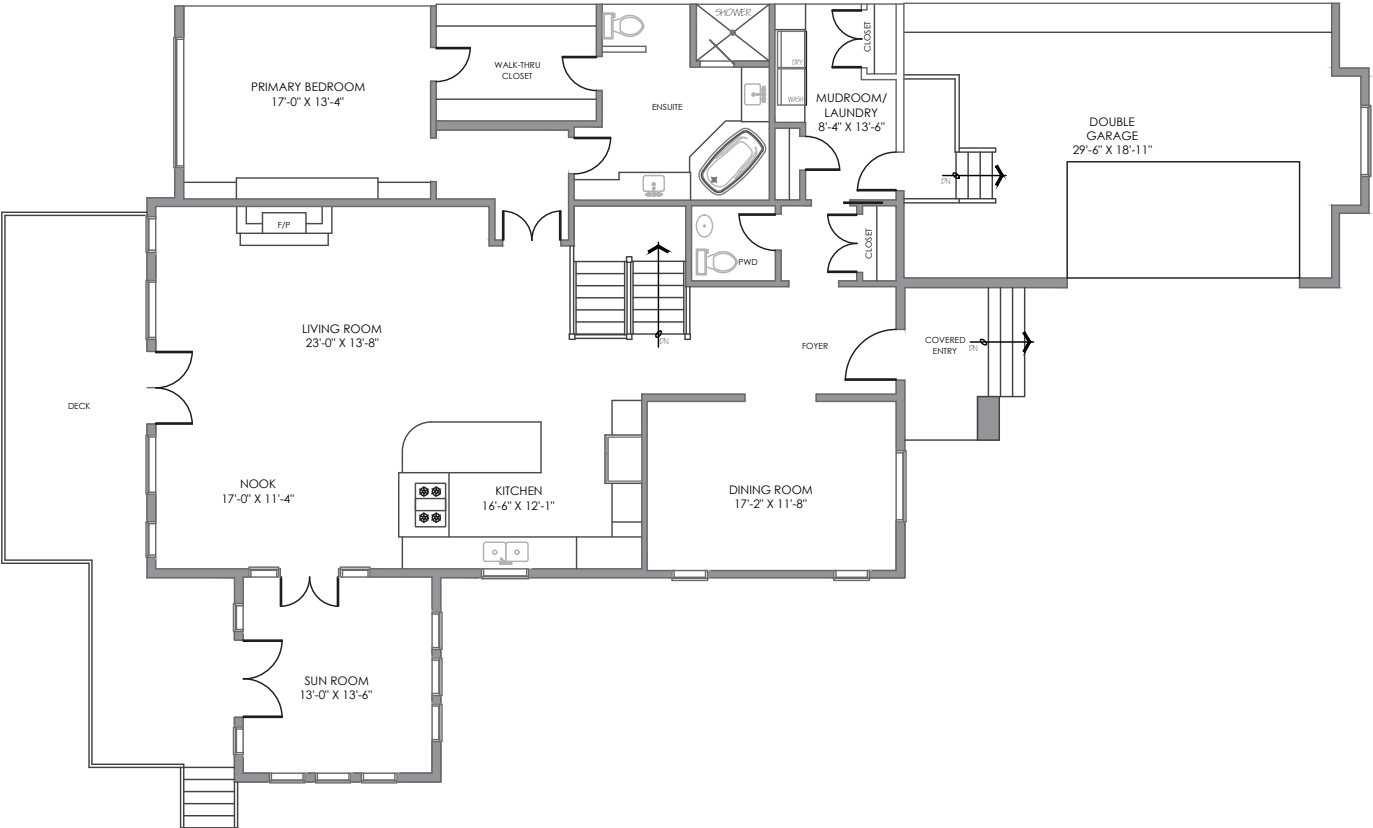


GUEST BEDROOMS

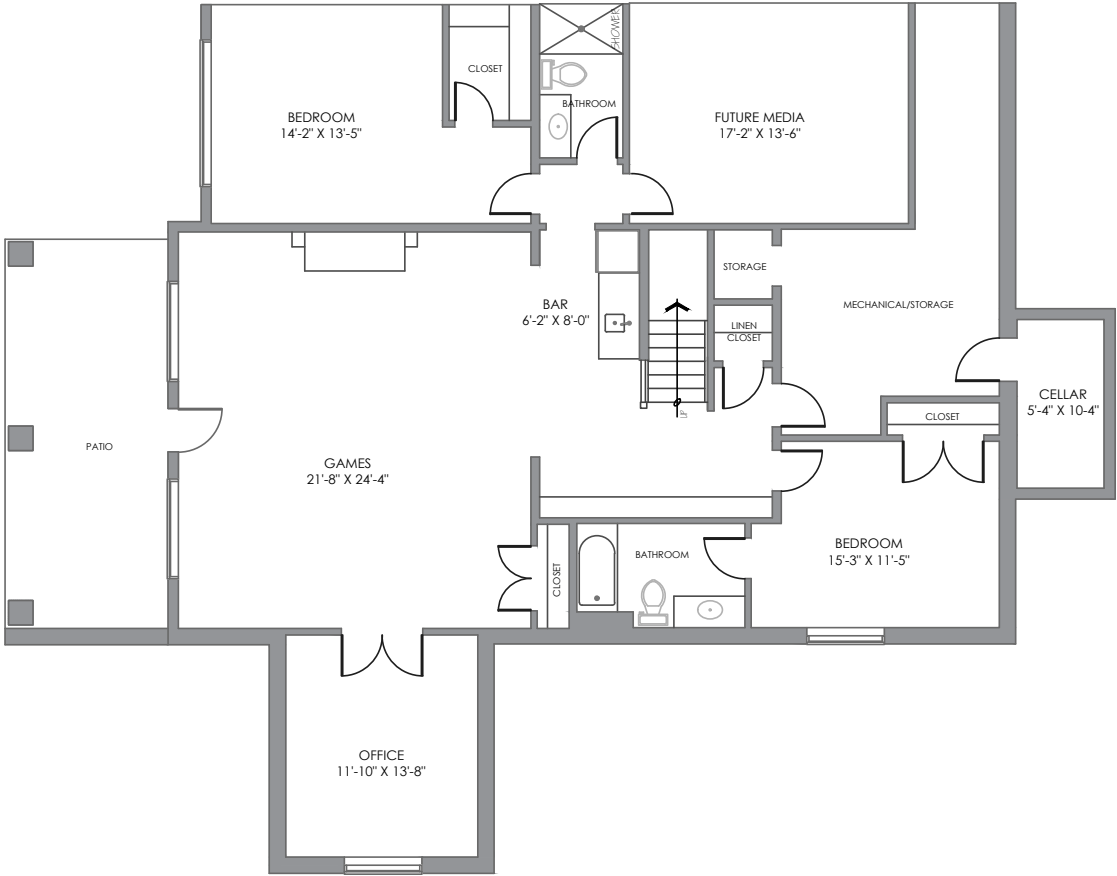
The lower level also features two large bedrooms, one with its own ensuite and the other sharing the full bathroom with the entertaining space. This is one of the most beautifully curated villas in the entire Elbow Valley with thoughtful design and quality construction.



FLOOR PLANS



MAIN LEVEL



LOWER LEVEL

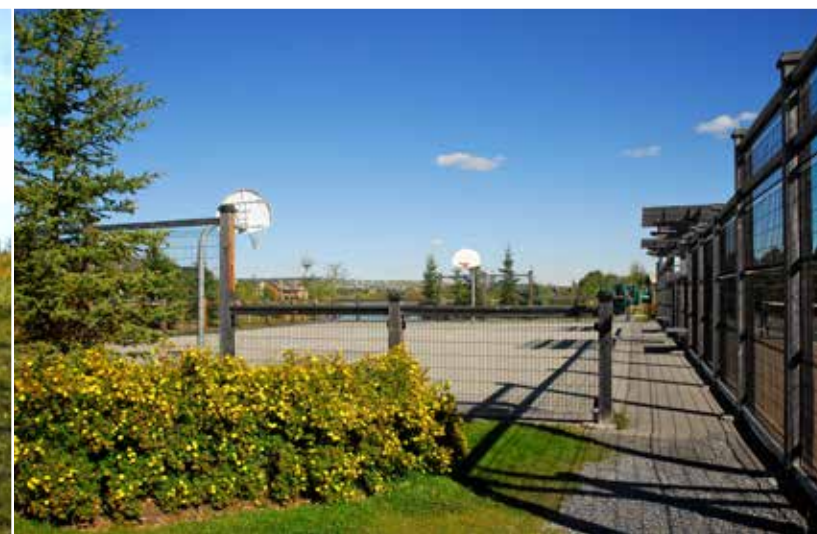
Main Floor Space:	2,229.37 square feet
Lower Floor Space:	2,133.95 square feet
Total Developed Floor Space:	4,363.32 square feet



*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 a irreplaceable and matchless living experience.





An aerial photograph of a serene lake scene. The sun is high in the sky, creating a bright lens flare and reflecting a shimmering path on the water's surface. Several wooden docks with railings are visible along the left and bottom edges of the lake. The shoreline is lined with lush green grass and trees. In the background, a row of houses with dark roofs is nestled among the trees. The overall atmosphere is peaceful and idyllic.

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



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













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