

FAMILY HOME

in the community of Lott Creek Estates



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

112 LOTT CREEK LANDING | CALGARY, ALBERTA, CANADA
COMMUNITY OF LOTT CREEK ESTATES



COMMUNITY OF LOTT CREEK ESTATES

The community of Lott Creek Estates is immediately adjacent to the community of Elbow Valley. The residents of Lott Creek Estates enjoy the neighboring pathway system that runs for miles through the communities, the playgrounds and skating ponds and the convenience of the *Elbow Springs Golf Course* and Restaurant right next door. The access to the mountains is fabulous, a drive out to Bragg Creek for dinner makes for a lovely evening and the *Aspen Landing* and *West Hills* amenities are all within a 10-12 minute drive. The rural feel of the area is incredible and the access to downtown will be even easier with the new roadways currently being built. The drive to downtown is less than 20 minutes.





PRISTINE SETTING

Located on a quiet cul-de-sac in Lott Creek Estates, the property looks over the *Elbow Springs Golf Course* with stupendous views framed by magnificent mature trees. The landscaping is impeccable and a custom designed steel fire pit with a flagstone surround offers the ideal space to enjoy the calming rear yard.

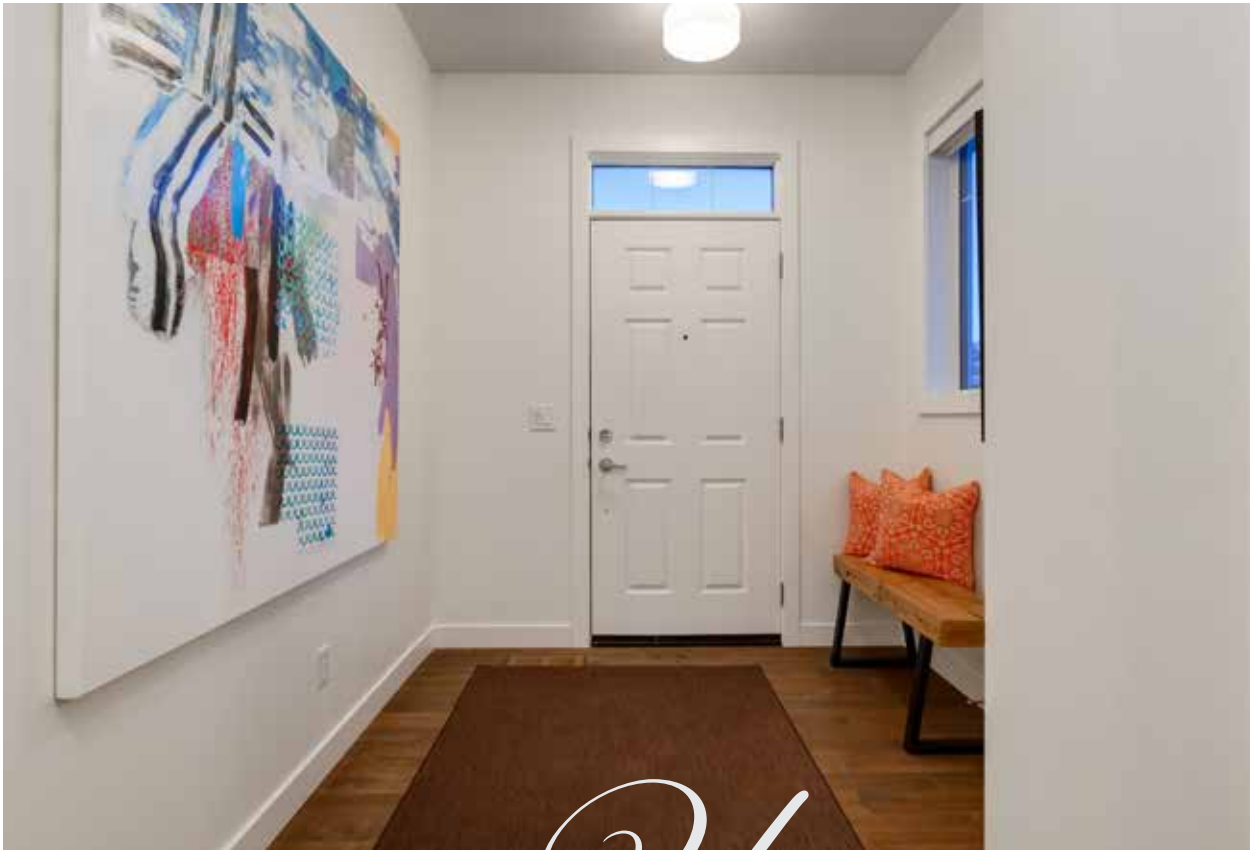




STUNNING ARCHITECTURAL DETAIL

Welcome to 112 Lott Creek Landing! This beautifully appointed home offers tremendous street appeal with stunning stone detailing, a lovely arched entrance, soaring peaks and a triple attached garage.





YOU HAVE ARRIVED

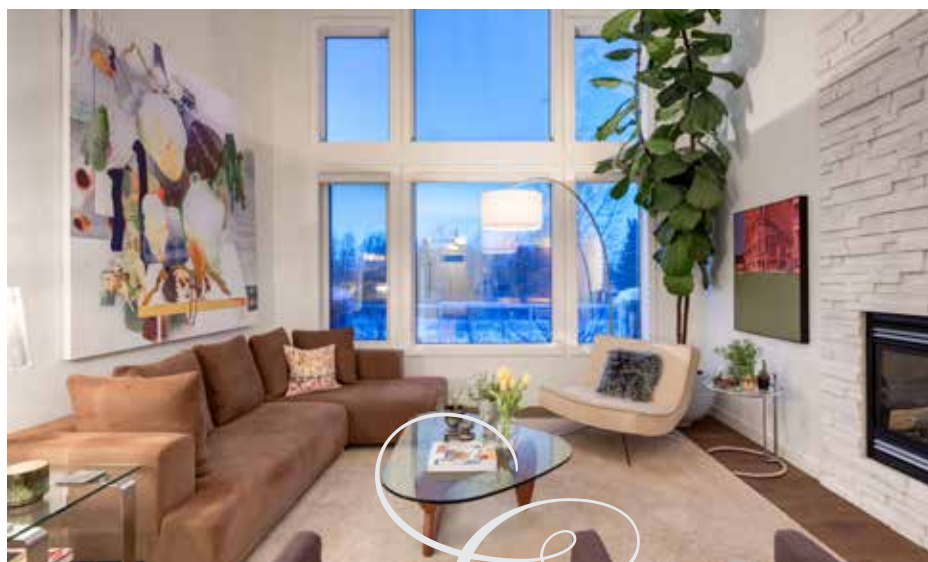
As you enter the front entry, you are immediately greeted by gleaming hardwood floors that draw your eye to the breathtaking view from the rear of the home. To the left is a spacious home office and to the right is the pass through to the mudroom.



HOME OFFICE

Directly to the left of the front foyer is a fabulous home office with huge windows that look out over the main entrance. Double glass-inlayed French doors lead into this large space, which boasts a built-in work space with two desks and lots of storage.





ELEGANT LIVING QUARTERS

The main floor great room has incredible large windows overlooking the view to the golf course, a floor-to-ceiling stone fireplace, a soaring vaulted ceiling and is open to the kitchen and dining room. Only by sunny windows like these could you grow such a magnificent Fiddle Leaf Fig tree!







A DESIGNER CHEF'S KITCHEN

The designer kitchen features a centre island with designer pendant lights, rich cabinetry, a sunny breakfast nook, granite countertops and a walk-in pantry. The high-end appliances include a *Viking* refrigerator, dishwasher and six burner gas range. A built-in microwave, a stainless steel range hood and a convenient 'coffee station' complete this beautiful kitchen.







DINING AREA AND OUTDOOR PATIO

The dining area features an amazing geometric chandelier and provides access to the rear balcony. This fantastic outdoor space overlooks the golf course and is in the process of being completely rebuilt to offer an even larger outdoor space.





MAIN-FLOOR AUXILIARY SPACES

To the right of the foyer is a passthrough with a large, double coat closet that leads to the mudroom. A very private powder room with a full vanity and a spacious laundry room are located off the mudroom area.





PRIMARY SUITE

The primary suite is located on the second level and boasts a recently renovated ensuite that includes a freestanding tub under a sunny window and a designer chandelier, a frameless glass shower, dual vanities with framed mirrors and a walk-in closet.





UPPER-LEVEL CHILDREN'S QUARTERS

Two additional bedrooms with French door closets and a full bathroom with a tub and shower are ideal for children. A very large bonus room with vaulted ceilings and sunny windows is a perfect playroom or second living area.





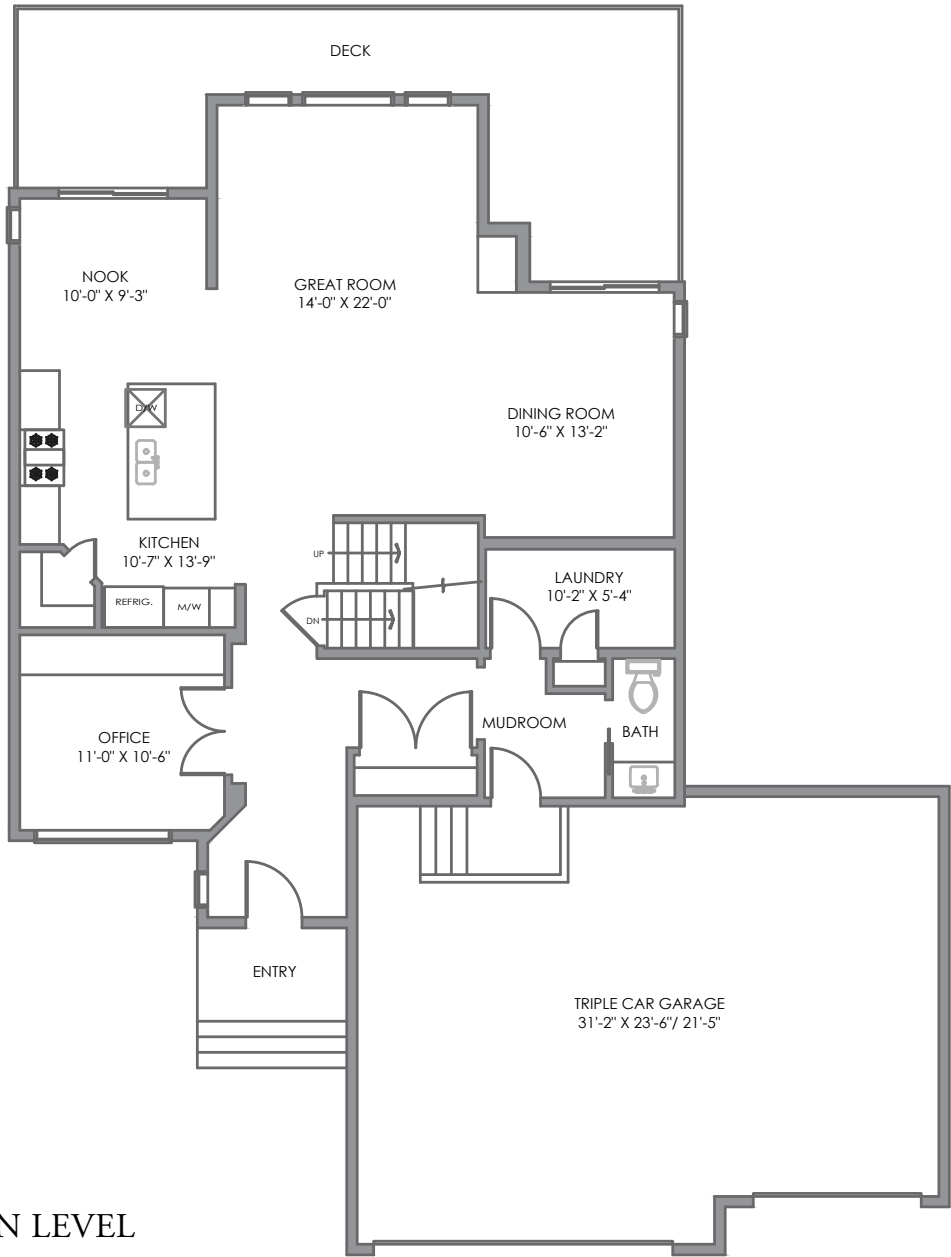


LOWER-LEVEL ENTERTAINING

The lower-level walk-out has a lovely family room with another stone fireplace, a billiards room and a space for exercise equipment. A wet bar offers a dual zone bar fridge and additional space for beverages and glassware. A bedroom with both a French door closet and an additional walk-in storage closet and a full bathroom finish off this space with style.



MAIN LEVEL



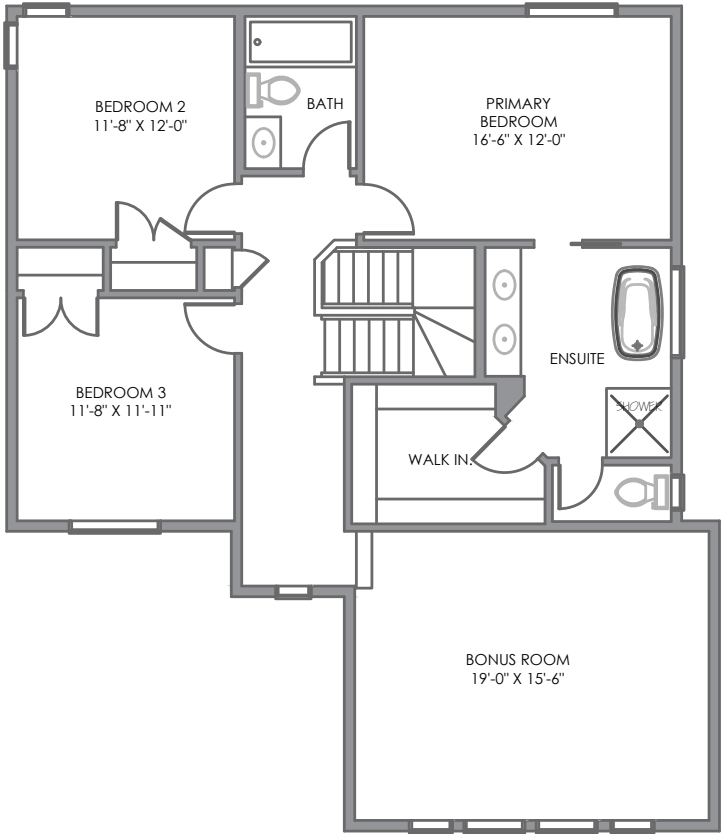
Main Floor Space: 1,300 square feet

Upper-Level Floor Space: 1,360 square feet

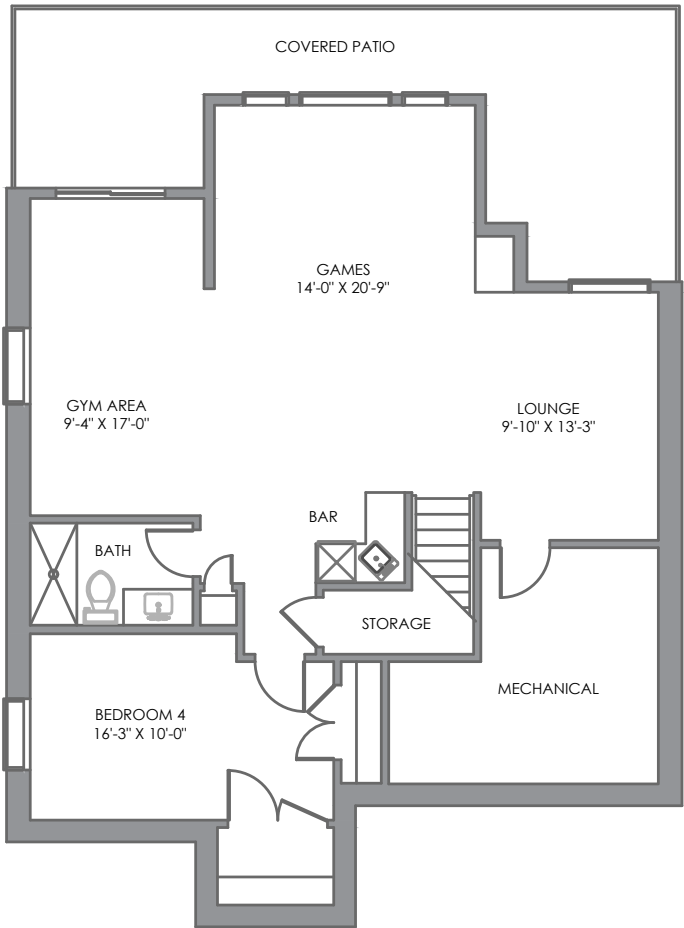
Lower-Level Floor Space: 1,140 square feet

Total Developed Floor Space: 3,800 square feet

UPPER LEVEL



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
MOUNTAIN CENTRAL
THE STARNES GROUP

www.thestarnesgroup.com
www.luxuryhomes.com
www.coldwellbankerluxury.com
www.globalluxurycanada.com

#101 6420-6a ST SE, Calgary AB T2H 2B7



RACHELLE STARNES
Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com



NIKI TAGGART
Licensed Real Estate Associate

C: 403.862.0512
E: niki@thestarnesgroup.com