

RURAL FAMILY HOME

in Dynasty Ridge Estates



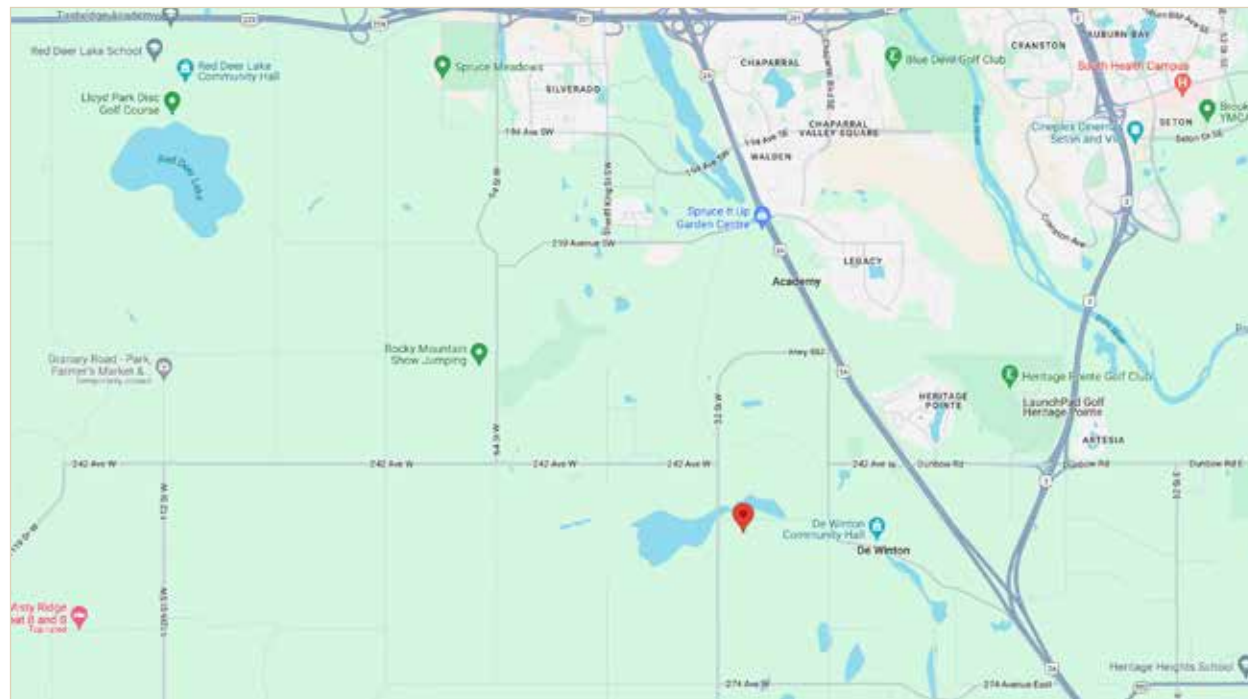
COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

250102 DYNASTY DRIVE W | RURAL FOOTHILLS, ALBERTA, CANADA
COMMUNITY OF DEWINTON

Proudly Presenting
250102 DYNASTY DRIVE W



Community of Dynasty Ridge Estates



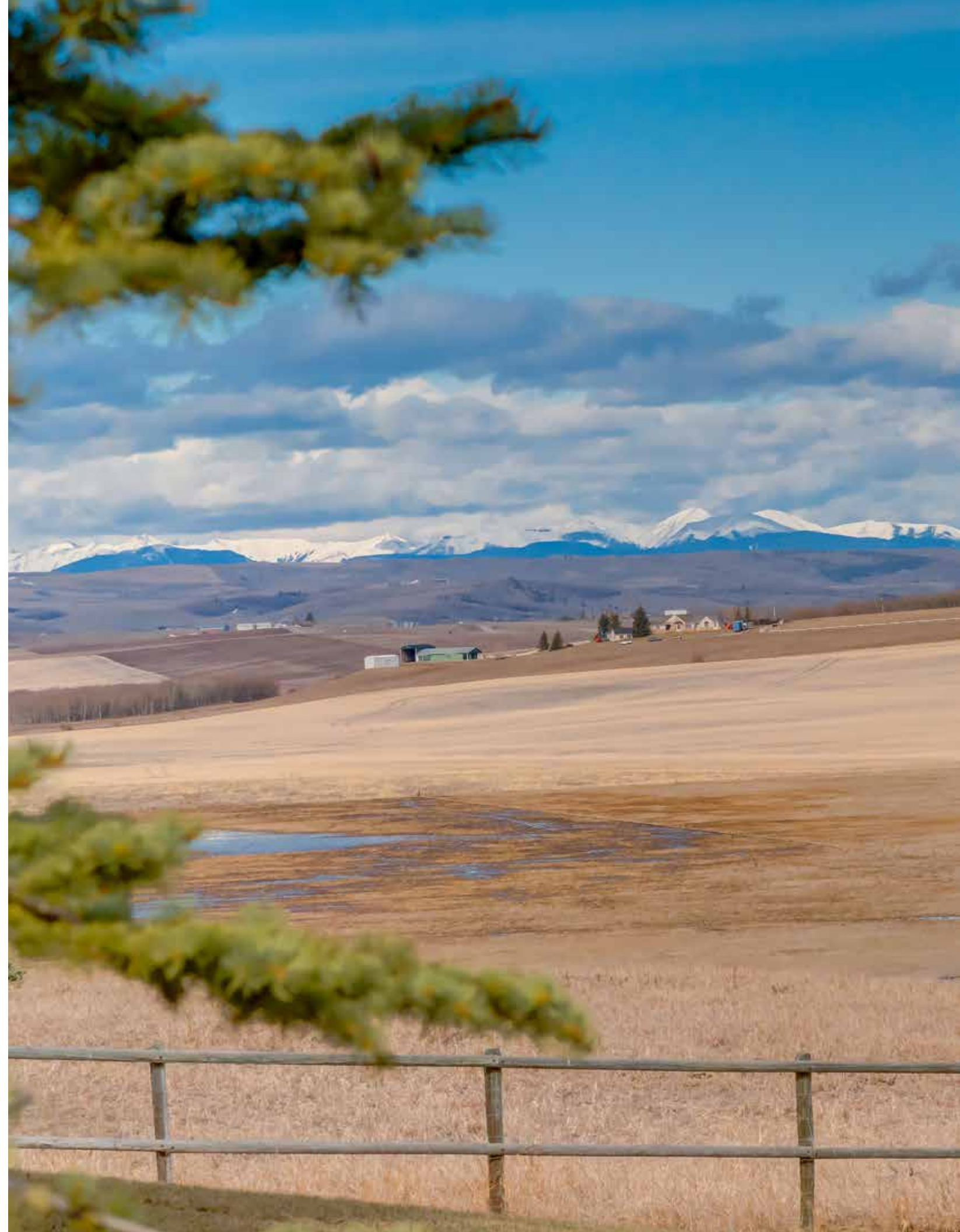
Main Floor Space: 2,567 square feet

Upper Floor Space: 1,375 square feet

Lower Floor Space: 2,265 square feet

Total Developed Floor Space: 6,207 square feet

Total Acreage: 3.98 acres





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DYNASTY RIDGE ESTATES

Located less than ten minutes south of Calgary and fifteen minutes north of Okotoks, Dynasty Ridge is ideally situated to offer its residents the quiet of country living without sacrificing the amenities of the city.

Drive only fifteen minutes into Seton in south Calgary and you will find a Save-On-Foods, a Real Canadian Superstore, a massive Cineplex Odeon, the South Health Campus, numerous restaurants including Starbelle Open Kitchen and Lounge, banks and other brand name and boutique shops. Also located in Seton is the Brookfield YMCA – the largest YMCA in the world – which includes world class fitness and aquatic facilities, a childcare centre and a full-scale public library.

Offering spectacular views, fenced yards and a fully paved community road, Dynasty Ridge is a one-of-a-kind acreage subdivision perfectly situated to take advantage of local and private schools, equestrian facilities and sporting venues. Spend an afternoon at the *Granary Road Market*, take in an event at *Spruce Meadows*, play a round of golf at numerous picturesque courses, enjoy frequent community events at the *De Winton Community Hall* or take in the Okotoks car show. There is always something exciting to do in and around Dynasty Ridge Estates.





EXCEPTIONAL EXTERIOR ARCHITECTURE

This exquisite walk-out bungalow features soaring peaks, cedar shakes, elegant stone details and black windows. The entire property is enclosed with a two-rail wood fence and is accessed by an electronic gate. The covered front porch welcomes you home with an arched portico entrance and offers lots of space to sit and watch children play on the paved driveway. *Gemstone* lighting, board and baton features and an attached, heated four-car garage make this home one-of-a-kind.





PRISTINE LANDSCAPING

Mature trees and shrub beds lead the way to the rear of this home, which is truly spectacular. A large balcony runs the full length of the back of the house and features glass railing, stone pillars and a covered area with a soaring peaked roof. A fenced in dog run gives your family pet access in and out of the garage and a rear overhead door is perfect for easy access to a lawnmower or tractor. A covered, stamped concrete patio with stone columns provides outdoor space out of the elements and a landscaped firepit area is the perfect place to enjoy the warmth of the flames on a cool evening.

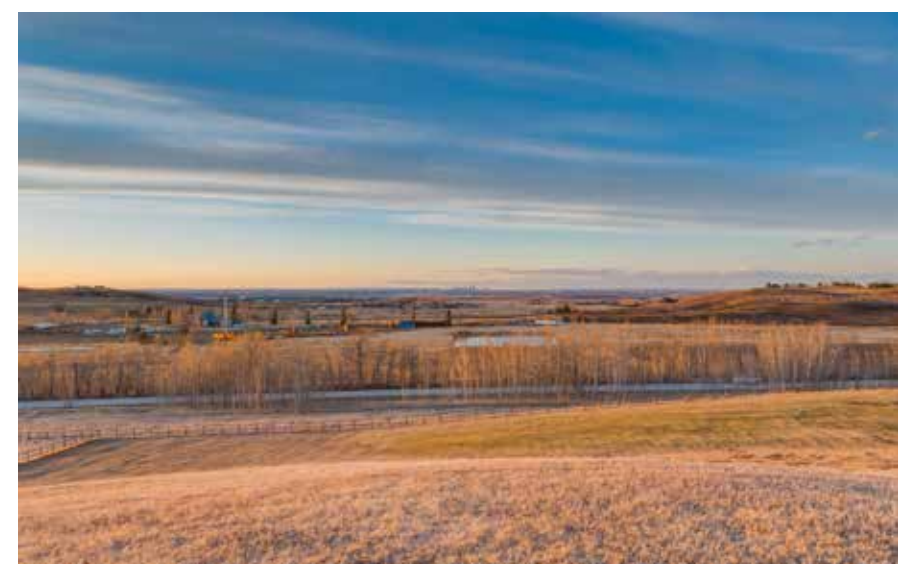








The most spectacular feature of this property is the unobstructed view of downtown Calgary and the Rocky Mountains both during the day when the sun drenches the hills and at night when the city twinkles with lights.





A CAR-ENTHUSIAST'S GARAGE

If the attached four-car garage does not have enough space for your toys, then the detached, heated shop with over 2,400 square feet of additional space is the perfect solution. The double height overhead door allows access for RVs and boats and the very tall, vaulted ceiling provides options for numerous sets of car lifts. A workspace with cabinets is a great place for projects and with an exterior that perfectly matches the house, this shop is as elegant as any living quarters.

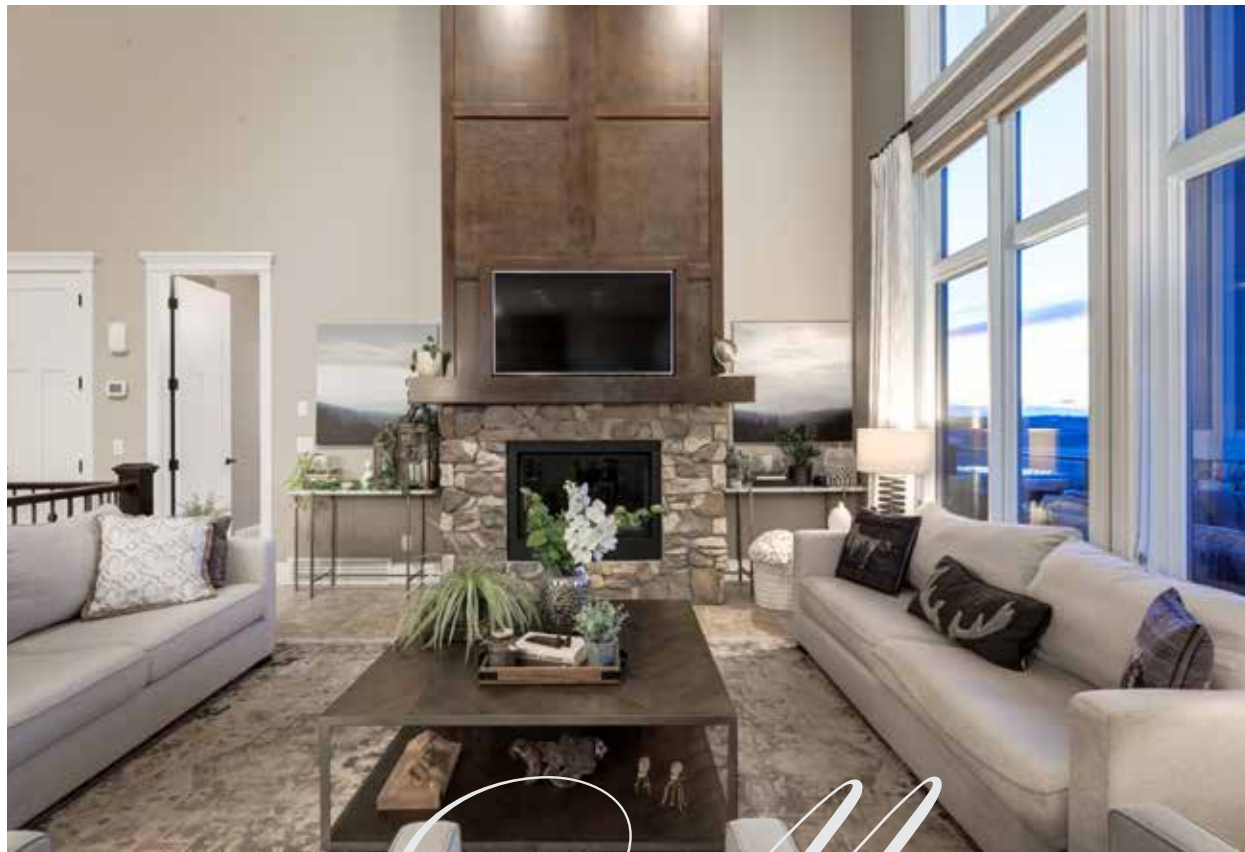




YOU HAVE ARRIVED

Upon entering this elegant home, you are greeted by a grand foyer that will take your breath away. An absolutely soaring vaulted ceiling with painted beams runs from the foyer through to the great room, fully showcasing the spectacular view. An artistic staircase separates the two rooms and features iron railing and wide curved steps leading to the lower level.





MAIN FLOOR GREAT ROOM

Set under a soaring vaulted ceiling with painted beams, this room provides some of the best views in the home through the large picture windows that look out across the foothills to downtown Calgary. A spectacular full height gas fireplace is finished with mocha stained millwork and a natural stone surround. Providing an abundance of space while remaining open to the rest of the home, this room is an ideal place for entertaining or for family gatherings.







DECADENT 'MASTER CHEF'S' KITCHEN

This beautifully appointed kitchen is sure to impress even the most discerning home chef. Full height, mocha shaker cabinets with frosted glass uppers, numerous lower drawers, light granite countertops and a glass tile backsplash welcome you into this open plan space. The very large, curved island provides seating for six and features three pendant lights, a double bowl undermount sink and a reverse osmosis spigot. A stainless-steel range hood sits atop a five burner *Dacor* gas cook top and an *Electrolux* full sized refrigerator and freezer, a wall oven and microwave, a dishwasher and a built-in *Miele* espresso machine complete the high-end appliance package. A dedicated workspace, under cabinet lighting, a garbage pullout, soft close cabinets and drawers and an eight-foot coordinating door that leads to a walk-through pantry round out this beautiful space.









FORMAL DINING

Directly off the kitchen is the cozy yet elegant dining room featuring ten-foot ceilings and access to the rear balcony. This is the ideal space to dine while admiring the breathtaking view.





PRIMARY RETREAT

The spacious primary bedroom features a raised ceiling and hardwood floors and is situated perfectly to take in the picturesque view of the city and the mountains. A patio door provides access to the rear balcony and an arched opening provides access to the ensuite.





LUXURIOUS ENSUITE

The spa-like ensuite features an elegant glass shower with a stone floor, tile walls and ceiling, a built-in bench, two shower heads and numerous body jets. A built-in tub sits under sunny windows and the dual vanities boast granite countertops, numerous mocha cabinets and pendant lighting. Directly off the ensuite through an arched opening is the spacious walk-in closet, which offers plenty of storage in the built-in shelves, drawers and hanging space.





HOME OFFICE

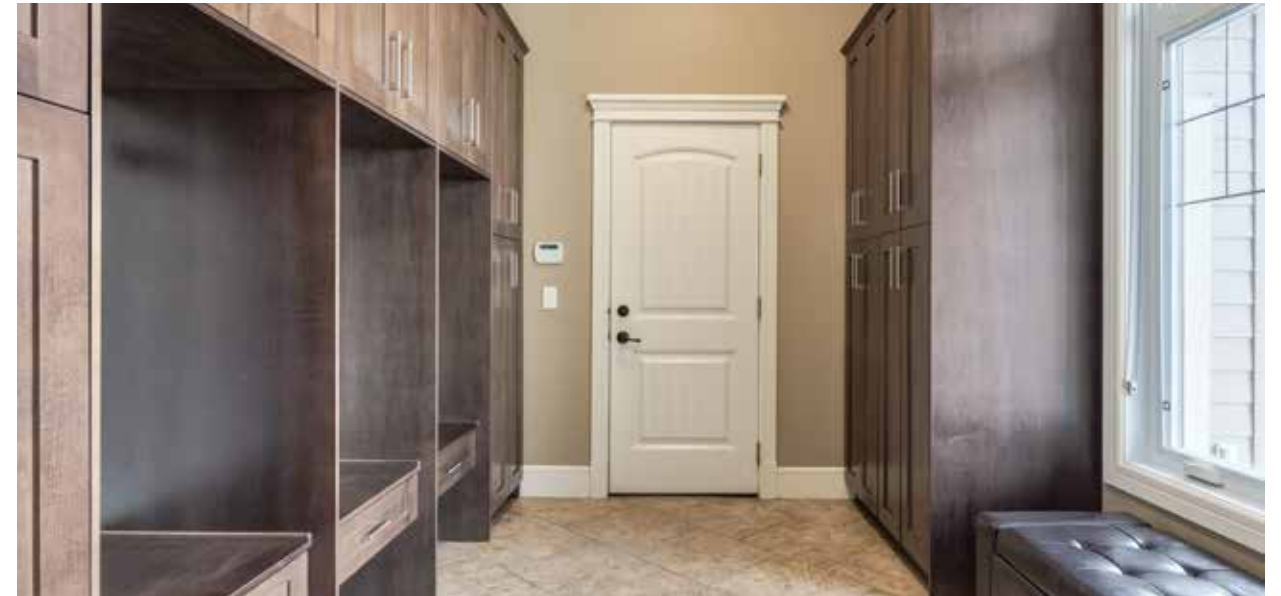
A bright and cheery home office is situated to the left of the front entrance and boasts French doors, hardwood floors, a raised ceiling and large windows looking out over the front entrance and the side yard.





MAIN FLOOR AUXILIARY SPACES

An additional bedroom with hardwood floors and a French door closet features large windows that showcase the mountain views. A full bathroom with mocha cabinets, granite counters, a full height mirror, a linen closet and a tub and shower is privately located in the rear hallway.



The designer mudroom boasts an abundance of storage in the built-in lockers and cabinets and provides access to the garage. The four-car attached garage includes in floor heat, a large storage room and an additional rear overhead door ideal for driving your lawn mower or tractor directly into the rear yard.



A very spacious laundry room offers lots of granite counter space, upper and lower cabinets, a utility sink, a dedicated hanging area, a built-in ironing board and sunny windows that showcase the city view.



UPPER-LEVEL CHILDREN'S QUARTERS

A staircase located just off the mudroom leads up to a children's haven. A very large bonus room features a cozy window bench, ten-foot ceilings, eight-foot doors, an incredibly spacious walk-in closet perfect for toy storage and an arched opening leading to the bedrooms.





UPPER-LEVEL CHILDREN'S BEDROOMS

Two mirror image bedrooms boast window benches with drawers, built- desks, walk-in closets and charming angled ceilings. A full bathroom features two sinks, granite countertops, a mocha vanity and a glass and tile shower.





LOWER LEVEL ENTERTAINING

An elegant, curved staircase with carpeted steps and an iron spindle railing leads down to the lower level. A cozy family room features a full-height stone fireplace with space for a television above and media cabinets on either side.

A games area provides enough room for a billiards table and provides access to the rear yard.





LOWER LEVEL BAR

The entertaining styled bar area includes a stone island with granite countertops and seating for four. Mocha cabinets with lit privacy glass uppers, a stone backsplash, built-in wine storage, a round prep sink and a bar fridge make it so that anything you need is at your fingertips. Behind a glass door is a private 'tasting room' that carries the stone and wood details from the bar and provides an additional sink and a seating area.



Two bedrooms, both with very large walk-in closets, and a full bathroom offer additional sleeping space for children or guests.





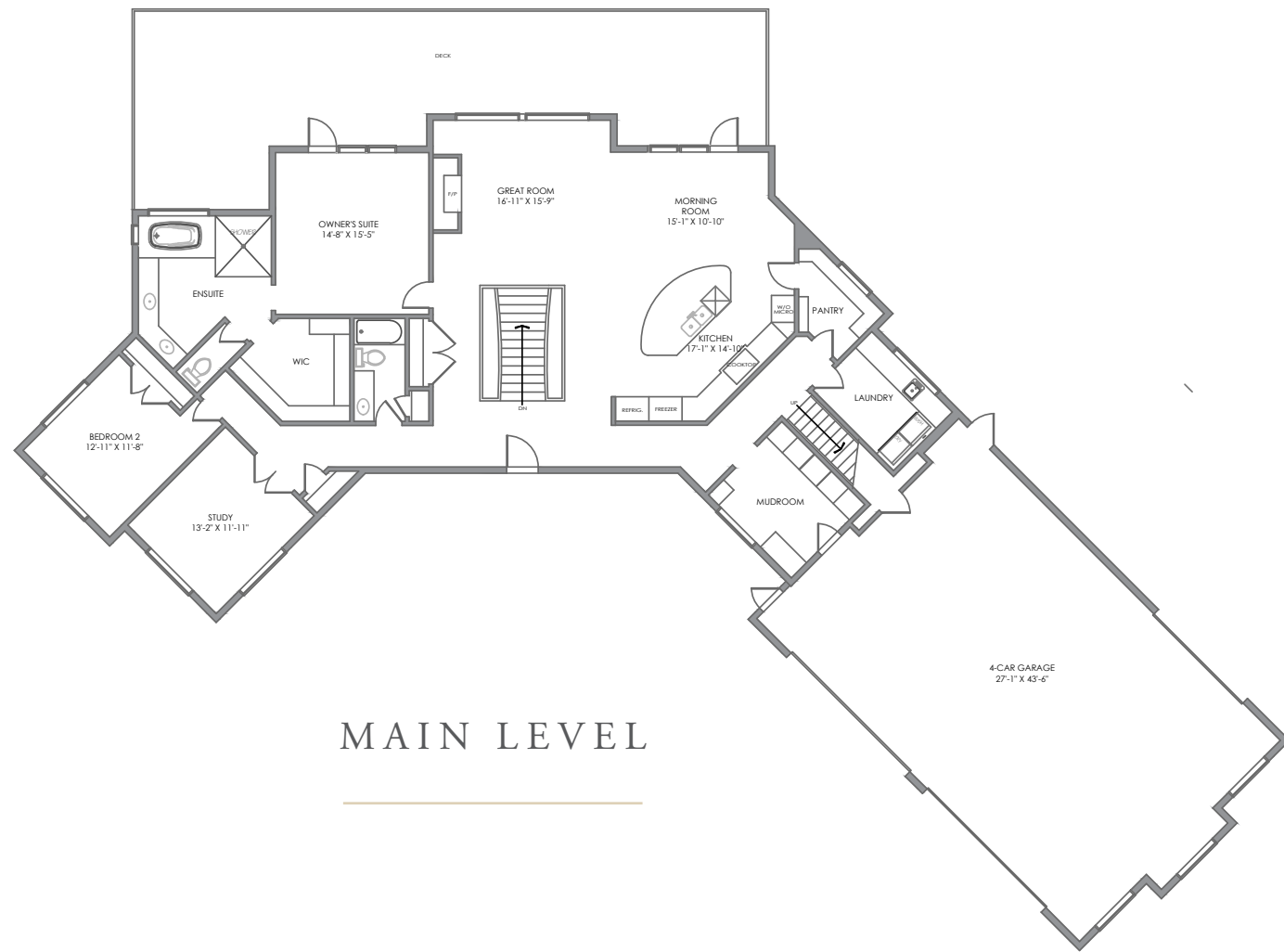
GYM AREA

A large home gym is featured behind a glass wall and includes a rubber floor, a full wall of mirrors and a large window showcasing the city view.



ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Unobstructed views of downtown Calgary and the Rocky Mountains
- Exquisite millwork throughout
- Solid-core doors throughout
- Eight-foot doors
- 10-foot ceilings
- Maple hardwood flooring
- Reverse osmosis in the kitchen and espresso machine
- Stainless-steel appliances
- Radiant in-floor heat in the garage and the lower level
- Central air conditioning
- Central vacuum system
- Security system
- Home audio system
- Fully finished walk out basement
- *Gemstone* lighting
- Dog run connected to the garage
- Paved driveway
- Four-car attached garage
- Two double overhead garage doors and one single in the back of the garage to access the yard
- Fully fenced with two-rail wood fencing
- Electric gate at the property entrance
- 2,400 square foot heated shop
- 750 gallon cistern
- Irrigation system for everything from the top of the hill to the gate



MAIN LEVEL

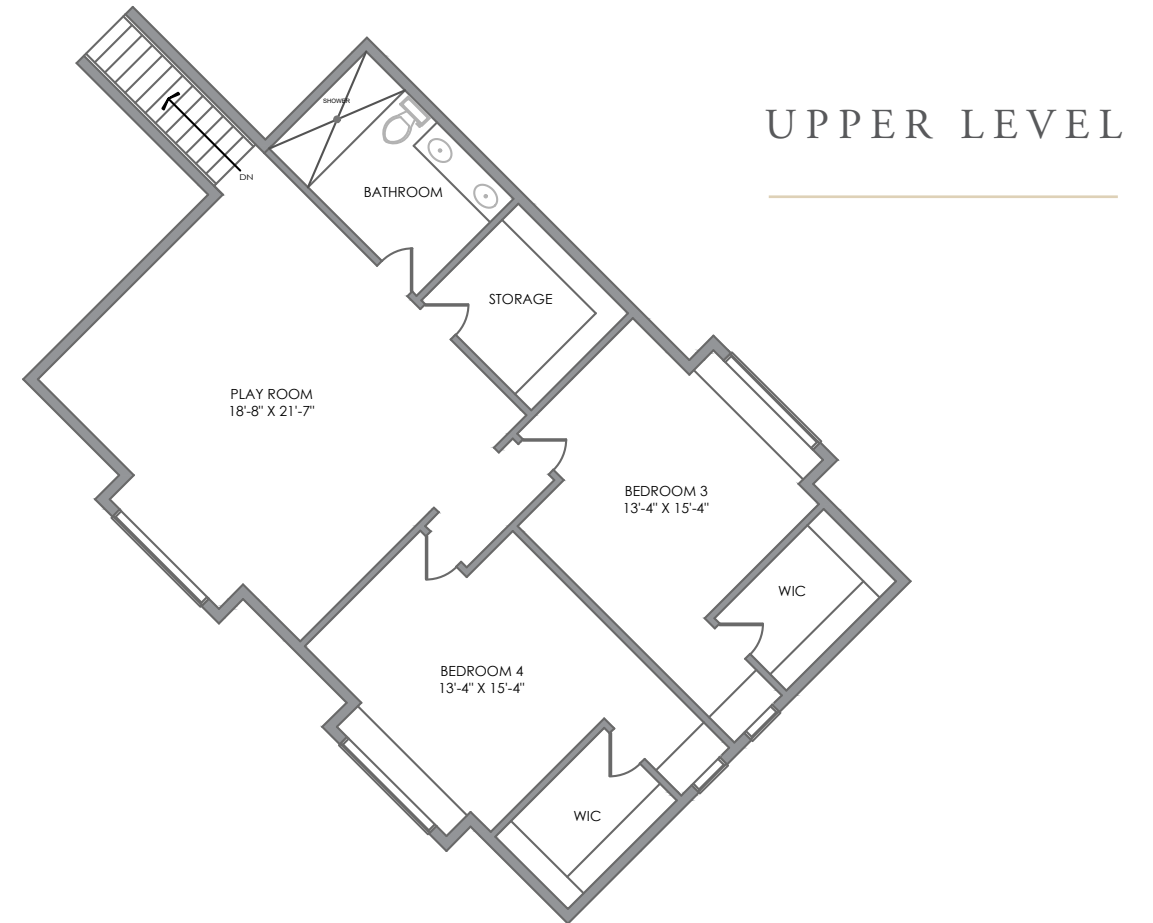
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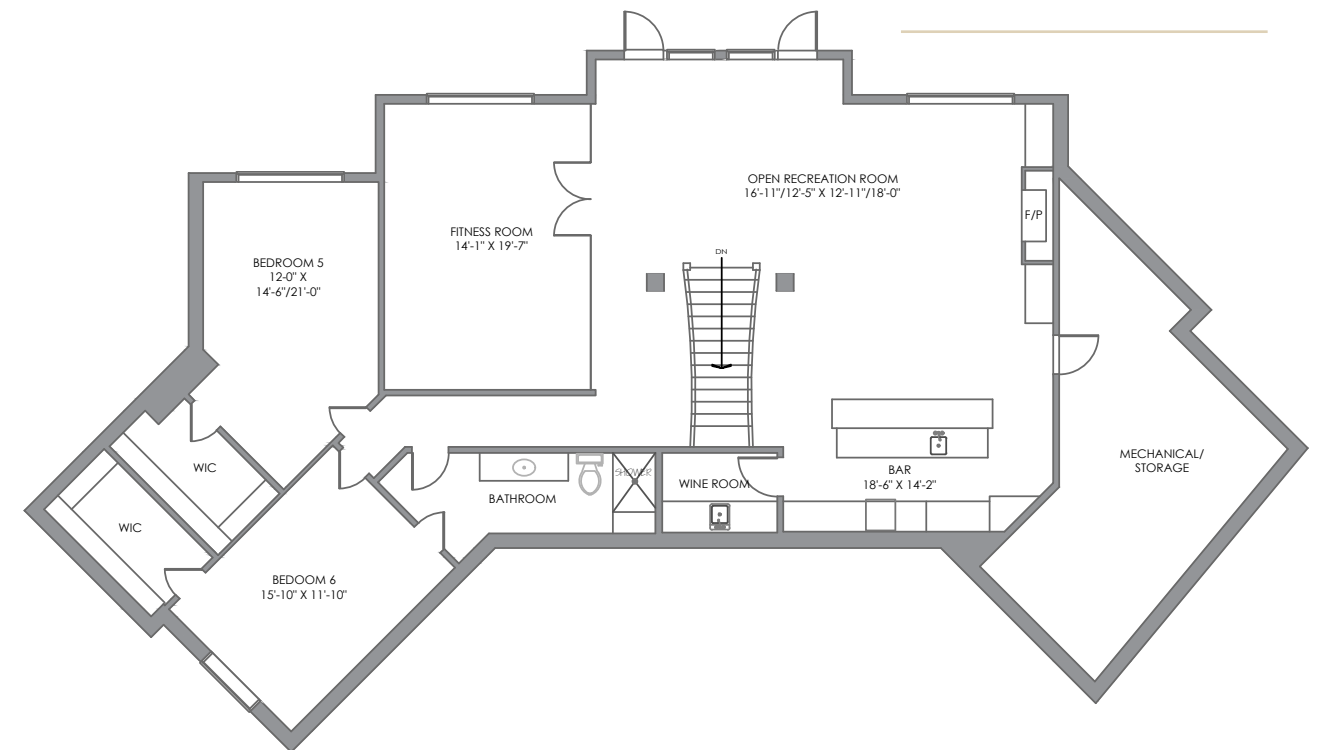
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UPPER LEVEL



LOWER LEVEL



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