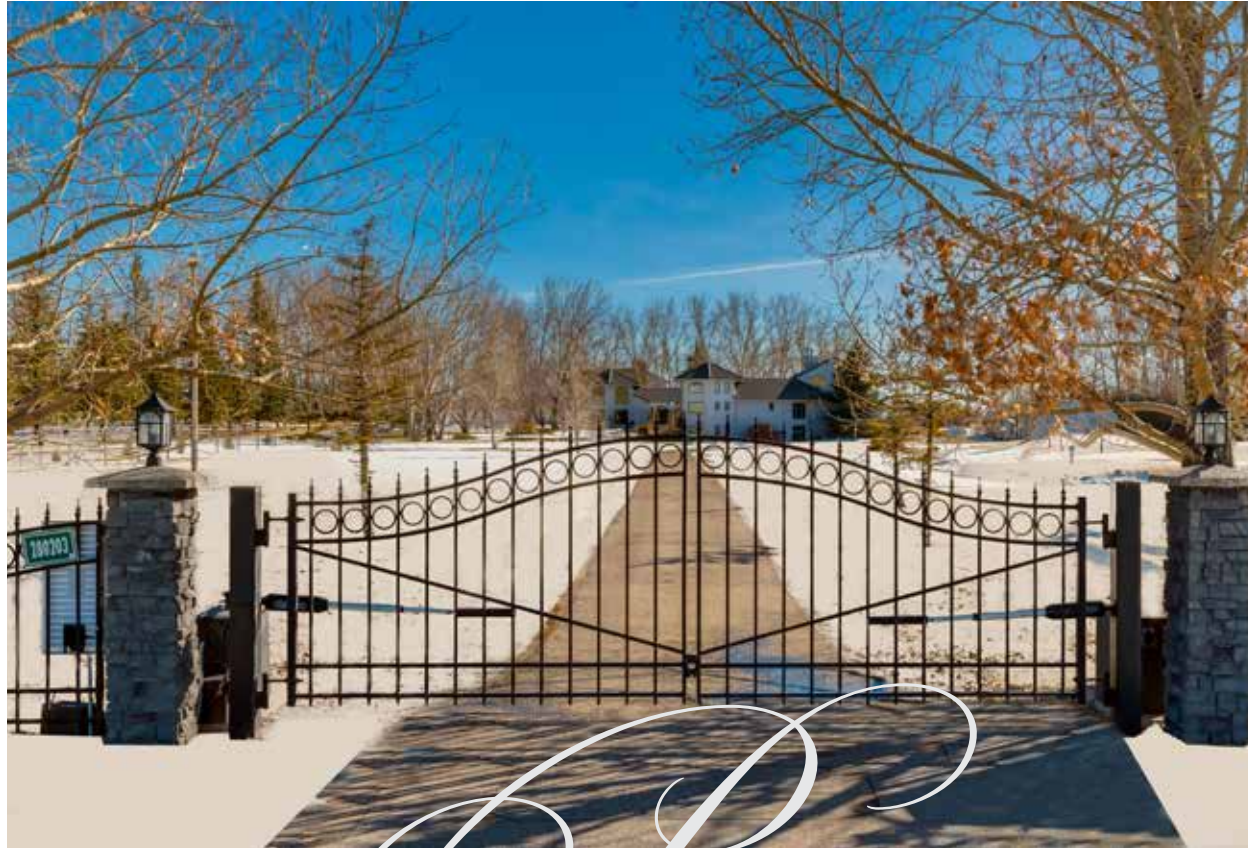


COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

280208 TOWNSHIP ROAD 235A | ROCKY VIEW COUNTY , ALBERTA, CANADA



PICTURESQUE LOCATION

Welcome to 280208 Twp Rd 235A, over nineteen acres located in the picturesque Rocky View County and situated within fifteen minutes to the heart of Chestermere. This estate designed by the renowned architect Wolfgang Wenzel, is a masterpiece that represents an exquisite blend of luxury, comfort, and innovation. With a sprawling interior of over 7500 SqFt, this home set amidst the tranquil beauty of nature is more than a home; it's a sanctuary.





ONE-OF-A-KIND ARCHITECTURAL DESIGN

Upon arrival, you are greeted by solar-powered gates that open into the sprawling acreage of your dreams. The land, marked by mature trees and a beautiful pond water feature, not only offers subdivision opportunities but has an abundance of land for you to still have the acreage you desire. As you navigate down the long driveway and take in the unique curb appeal of this custom home, the high degree of architectural design is evident with the peaked rooflines, stunning windows, and unique courtyard. Walk across the front bridge that crosses over the home's creek feature at the front of the house, blending seamlessly with the landscape's natural topography. You have now entered the front courtyard anchored by a serene fountain feature, setting the stage for the elegance that lies beyond.





Situated in a serene location that feels worlds away, it remains conveniently close to urban amenities, offering the best of both worlds. This home is not just a dwelling; it's a lifestyle, promising a retreat that cherishes quality of life, celebrates nature, and respects the art of fine living.







While the lot size may be a canvas for your imagination, the potential for outdoor living and landscaping can cater to a variety of tastes and lifestyles. Whether envisioning a vibrant garden, a serene oasis, or a playful recreational area, you have the freedom to create your own paradise.





IMPRESSIVE ARRIVAL

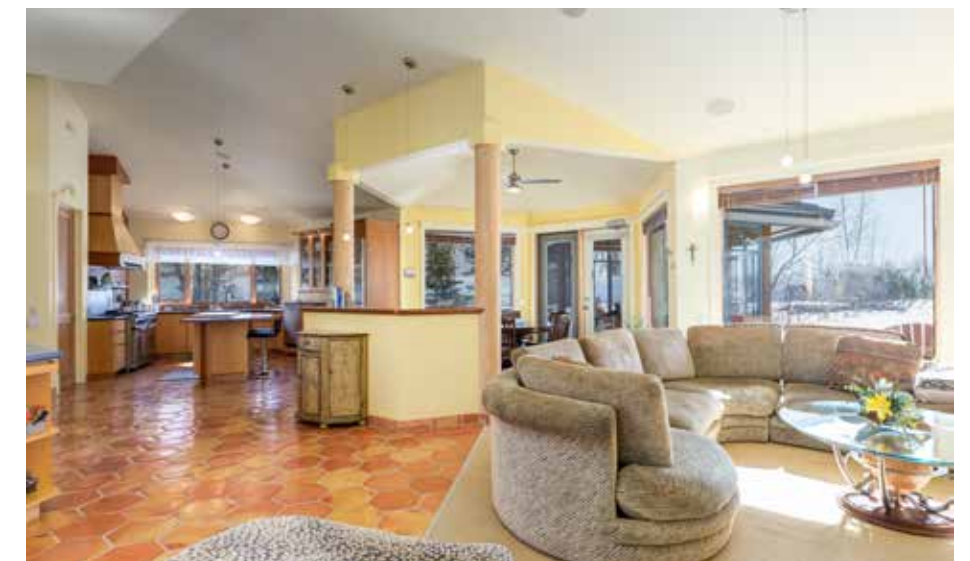
The grand front door entrance captivates as you are met with large double doors and a slate waterfall feature, a harmonious introduction to the home's remarkable design elements, including grand California cedar poles that grace the interior and exterior, adding a natural warmth. As you begin to walk through the home, you will immediately notice the property's soaring ceiling heights and custom octagon terracotta tile flooring featuring in-floor heating that adds comfort to every step.





INVITING LIVING ROOM

Your expansive living room featuring a gas starter wood-burning fireplace offers a cozy retreat against the backdrop of rugged beauty outside. Speakers throughout this space allows your favorite music to fill this expansive room and the open floorplan allows it to seamlessly transition to the rest of the home, making it great for the family to spend time together or host events.







A CUSTOM CHEF'S KITCHEN

Designed for the epicurean, the kitchen boasts a large island with a built-in butcher block and refrigerator drawers for additional food storage and convenience. Additional appliances like the stainless-steel *Sub-Zero* fridge, *Miele* dishwasher, and a stainless-steel dual oven gas range are complemented by a massive walk-in pantry with an abundance of storage for large families. The sleek cabinetry was ahead of its time when originally built and makes for an easy update to fit modern day designs. Start mornings off right making your favorite breakfast and sitting down as a family in the breakfast nook, bathed in sunlight.





In summer months step outside into your sunroom for a coffee. In the winter, this gas heated sunroom allows you to do the same, except now, you will feel as though you have been transported to having an espresso in the Swiss Alps!





THE FORMAL ENTERTAINING WING

Invite friends, family, and colleagues over to enjoy the grandeur of this well-appointed space. The formal dining space is situated looking out onto the private courtyard and is the perfect spot for a nightcap while you discuss your favorite world topics with those closest to you.

The formal dining space is anchored by the stunning designer chandelier and provides the ideal space for you to add a dining room table bigger than you could ever imagine!

Sit down to play your favourite games in one of the most unique spaces in this stunning home. The heart of this home is framed by massive windows that bathe the interior in natural light, highlighting the stunning ceilings height in this glamorous space.





PRIMARY SUITE OASIS

After a long day, you will be overjoyed to retreat to the majestic primary suite, a haven designed for those who appreciate the finer aspects of luxury living. Enter through double solid wood French doors and find yourself enveloped in warmth emitted not just by the elegant fireplace, but also the abundance of natural light streaming through the additional French doors that lead to a Juliette balcony. Here, one can bask in sweeping views that paint a different picture with each changing season, offering a serene backdrop to calm mornings and tranquil nights. This suite also boasts room for an in-suite living area, perfect for quiet evenings or as a personal retreat space.



SPA-LIKE ENSUITE

You will come to relish your day-to-day self care in your primary bedroom ensuite. Have a relaxing bath in the claw foot soaker tub positioned beside a cozy fireplace. No worries about toiletry storage with his and her custom vanities. The suite is further enhanced by a heated towel rack and a large glass door steam shower, providing a spa-like experience within the comfort of your own home.





DISTINGUISHED PRIVATE STUDY

You will never want to head to the office with this expansive study, a sanctuary for creativity and productivity. Featuring a cozy fireplace, built-in bookshelves brimming with character, and double French doors that open onto a charming Juliette balcony, this space offers the perfect backdrop for work, study, or relaxation. The inclusion of ample natural light ensures a stimulating environment that caters to your professional needs while also providing a serene retreat.



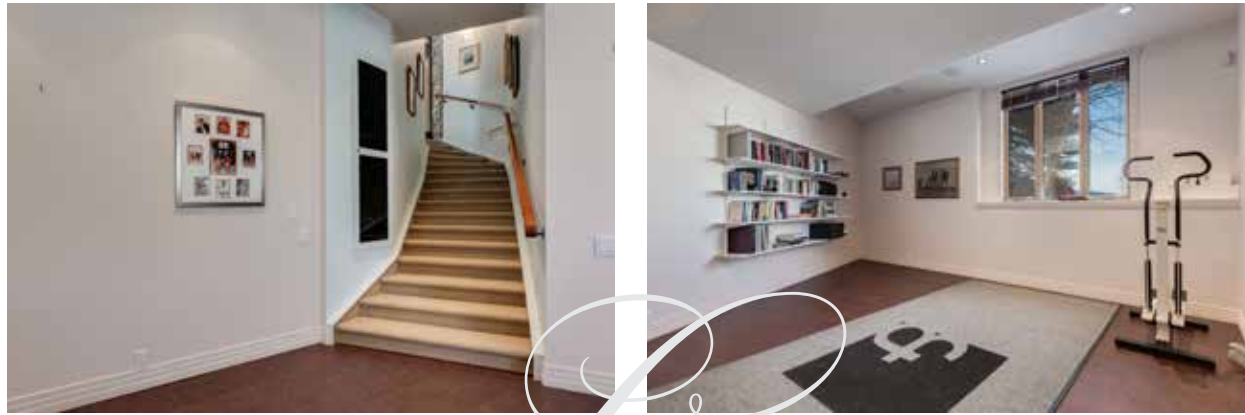


ADDITIONAL BEDROOM QUARTERS

This property truly shines with its thoughtful additional sleeping accommodations, offering an extra bedroom that serves as a secluded retreat for visitors. This space includes an in-suite living room, allowing guests to enjoy their own private sanctuary. The dedicated office space is a versatile addition, perfect for both productivity and creativity. An ensuite bathroom with a steam shower and a charming sleeping loft complete this well-appointed area, promising comfort and relaxation for your guests or kids! Another large bedroom comes complete with a large walk-in closet and ensuite bathroom. Much like the rest of this home, the space is warmed with natural sunlight flooding in through expansive windows.







LOWER-LEVEL FLEX SPACES

The property doesn't just cater to the interior luxuries but extends its embrace to health and wellness. A five-person sauna in the lower-level invites relaxation, while a bright gym space encourages an active lifestyle. Boasting over 1500 square feet of developed space, the lower level lends itself well to a play area, games room, media space, and so much more!





A CAR LOVER'S DREAM HOME

For the automotive enthusiast, the home has a heated attached four car garage equipped with modern conveniences like an EV charger. The cherry on top, an additional garage and workshop with a car lift can accommodate at least six more cars, making this a haven for collectors or hobbyists.

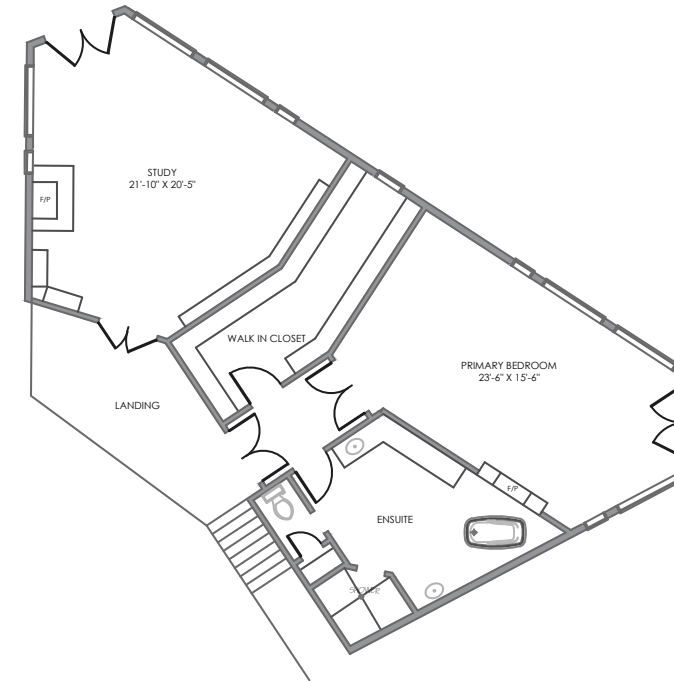


HIDDEN HOME FEATURES

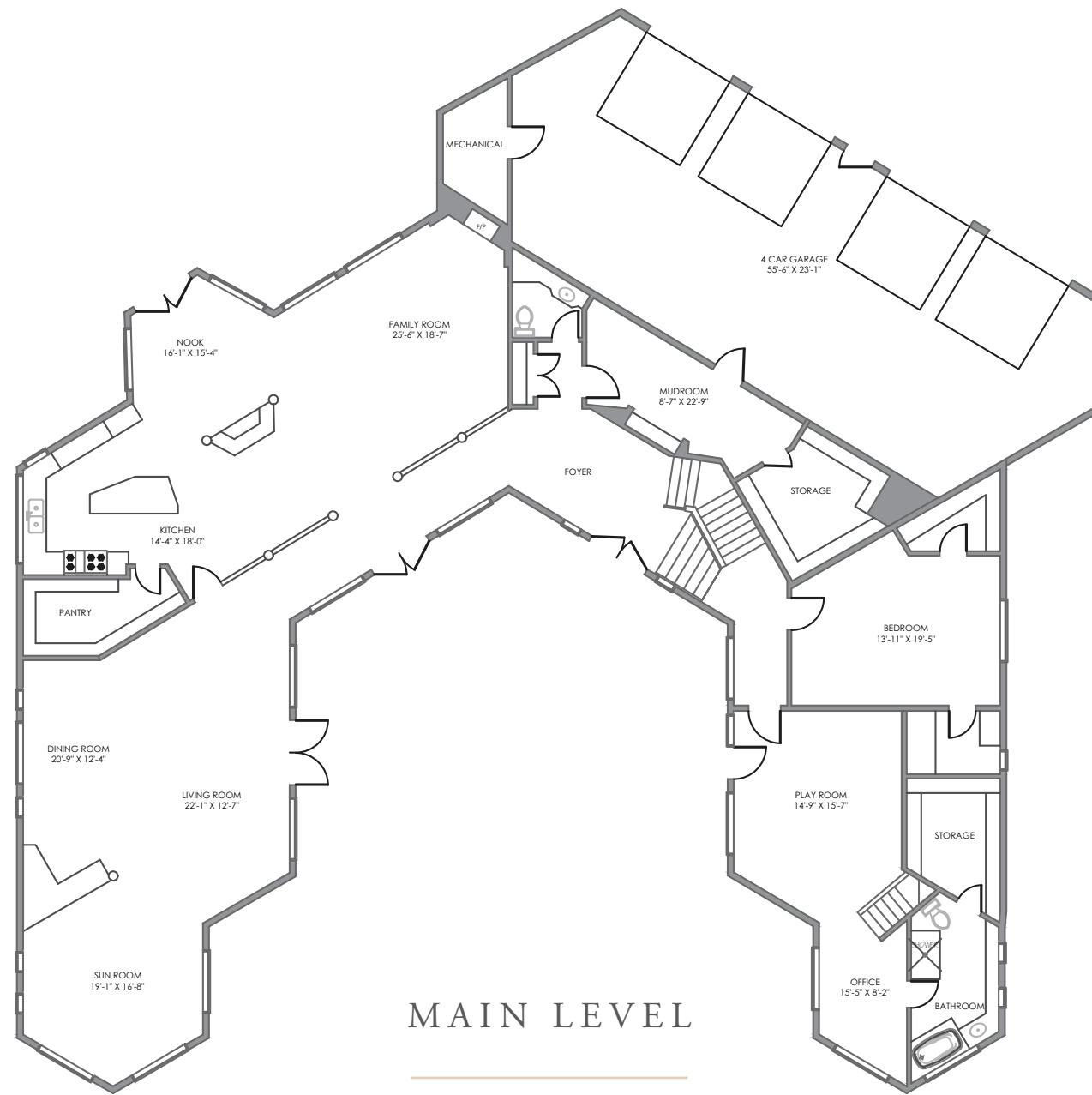
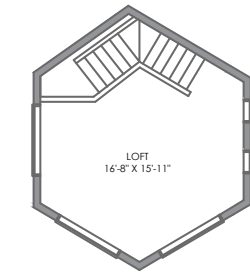
- Comprehensive water purification system
- Reverse osmosis water
- Control4 home automation system for seamless living
- Built-in septic and flood alarms
- In-floor heating throughout main and lower level
- EV chargers in main garage and shop
- New appliances in the laundry room



UPPER LEVEL

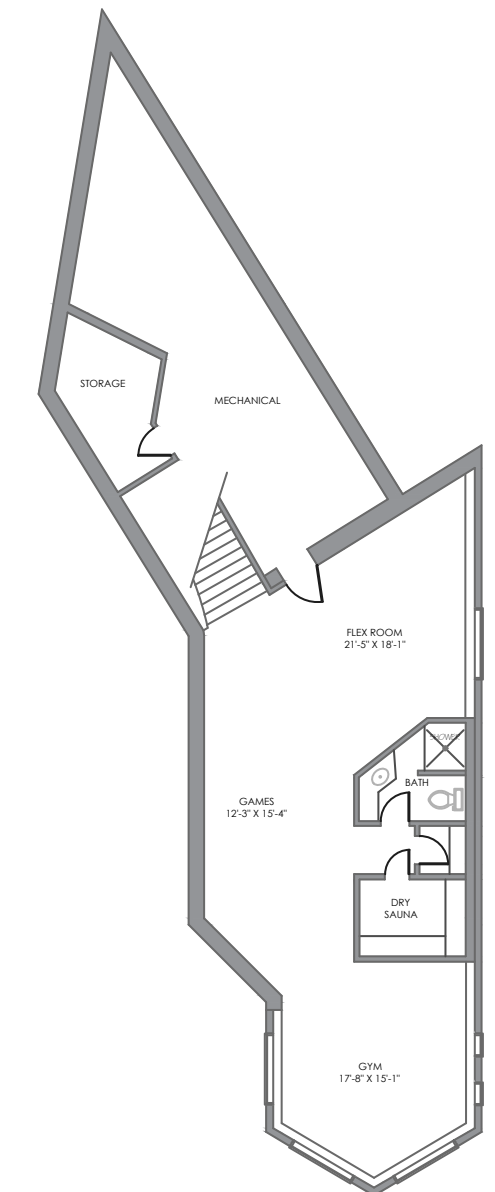


UPPER LOFT LEVEL



MAIN LEVEL

LOWER LEVEL



Main Floor Space:	4,038.87 square feet
Upper Floor Space:	1,972.71 square feet
Total Above Grade Floor Space:	6,011.58 square feet
Lower Floor Space:	1,576.63 square feet
Total Developed Floor Space:	7,588.21 square feet

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



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