

A MODERN

*Prairie Masterpiece*



144 GLYDE PARK



*Proudly Presenting*

# 144 GLYDE PARK

COMMUNITY OF ELBOW VALLEY WEST

<i>Main Floor Developed Space:</i>	<i>2,309.36 sq.ft</i>	<i>214.54 M<sup>2</sup></i>
<i>Upper Level Developed Space:</i>	<i>1,761.99 sq.ft</i>	<i>163.69 M<sup>2</sup></i>
<i>Lower Level Developed Space:</i>	<i>2,063.20 sq.ft</i>	<i>191.67 M<sup>2</sup></i>
<i>Total Developed Living Space:</i>	<i>4,071.35 sq.ft</i>	<i>378.23 M<sup>2</sup></i>
<i>With Below Grade:</i>	<i>6,134.55 sq.ft</i>	<i>569.90 M<sup>2</sup></i>



## A MODERN PRAIRIE MASTERPIECE

Welcome to 144 Glyde Park, a stylishly appointed cosmopolitan home which basks in the peaceful serenity of country-living that embraces *Elbow Valley West*. Whisk away to New York, London, and Paris without leaving home.

This 'Modern Prairie' custom-built home encompasses everything you've come to appreciate in big-city style, reminiscent of a Parisian loft with 'over-the-top' finishes and uptown style. Whilst breathing in the crisp country air, overlooking the baby deer wander through the meadows set behind, and watching the sun set over the whispering snow-capped Rocky Mountains.



## AUTHENTIC PRAIRIE STYLE ARCHITECTURE

The architectural design is spectacular in a *Frank Lloyd Wright* style boasting low pitched, cantilevered roof designs with overhanging eaves, integration of structural and aesthetic beauty with a sensitivity to human life, strong horizontal lines in the building and window designs, and outdoor brick entry planters built into the low walls allowing for a connection to the landscape.







## ELBOW VALLEY WEST

Elbow Valley West is a 118-estate lot family-friendly community boasting ¼ acre to two acre parcels. Located next to *Elbow Valley Estates*, the pathway system for walking and biking are outstanding. In the past few months, a new master servicing agreement between the *City of Calgary* and *Rocky View County* has announced *Elbow Valley West* to receive wastewater services from the City. Owners now essentially have 'services of the city' in a beautiful country environment. The water is provided by *West Ridge Water Coop*.







## YOU HAVE ARRIVED...

As you approach this beautiful home, you are immediately greeted by the protected front entry with a brick planter wall integrated into the architectural design. Ascending the exposed aggregate stairs to the front door, the beautiful 'prairie' outdoor courtyard is perfect for decorating 'for the seasons'. Step into the luxurious foyer and be warmed by the white oak hardwood flooring beneath your feet.





## LA VIE EST BELLE LIVING ROOM

Enjoy a rich combination of classic European design and soft neutral tone-on-tone textures layered throughout this fabulous designer home. The beautiful living room flows seamlessly into the dining and kitchen areas and features new age damask wall coverings by *BLACK edition* and huge windows with horizontal detailing and story windows set above. The luxury custom drapery adds another dimension of warmth and sophistication to each room. Conversations and stories flow while enjoying the views and the warmth of the cast concrete gas fireplace.



*The journey continues as each room has thoughtful sight-lines, naturally transitioning from room to room, accented beautifully with soft greys and whites and inspired by timeless unique finishing details...*





*La Vie Est Belle Living Room...*





## LE VIN ROOM

This custom *Wine Room* is irresistibly charming with its clad White Oak design and locking cast bronze handles. It's pièce de résistance? This fabulous Wine Room holds 150+ temperature-controlled bottles of your favourite collections.





## ‘FABULEUX’ FOODIE

Your fashionable ‘Parisian’ inspired kitchen is a feast for the eyes with endless visual aesthetics such as the magnificent matte black domed pendants with gold foil interiors overlooking the gorgeous premium quartz countertop, emulating *Calcutta* marble.



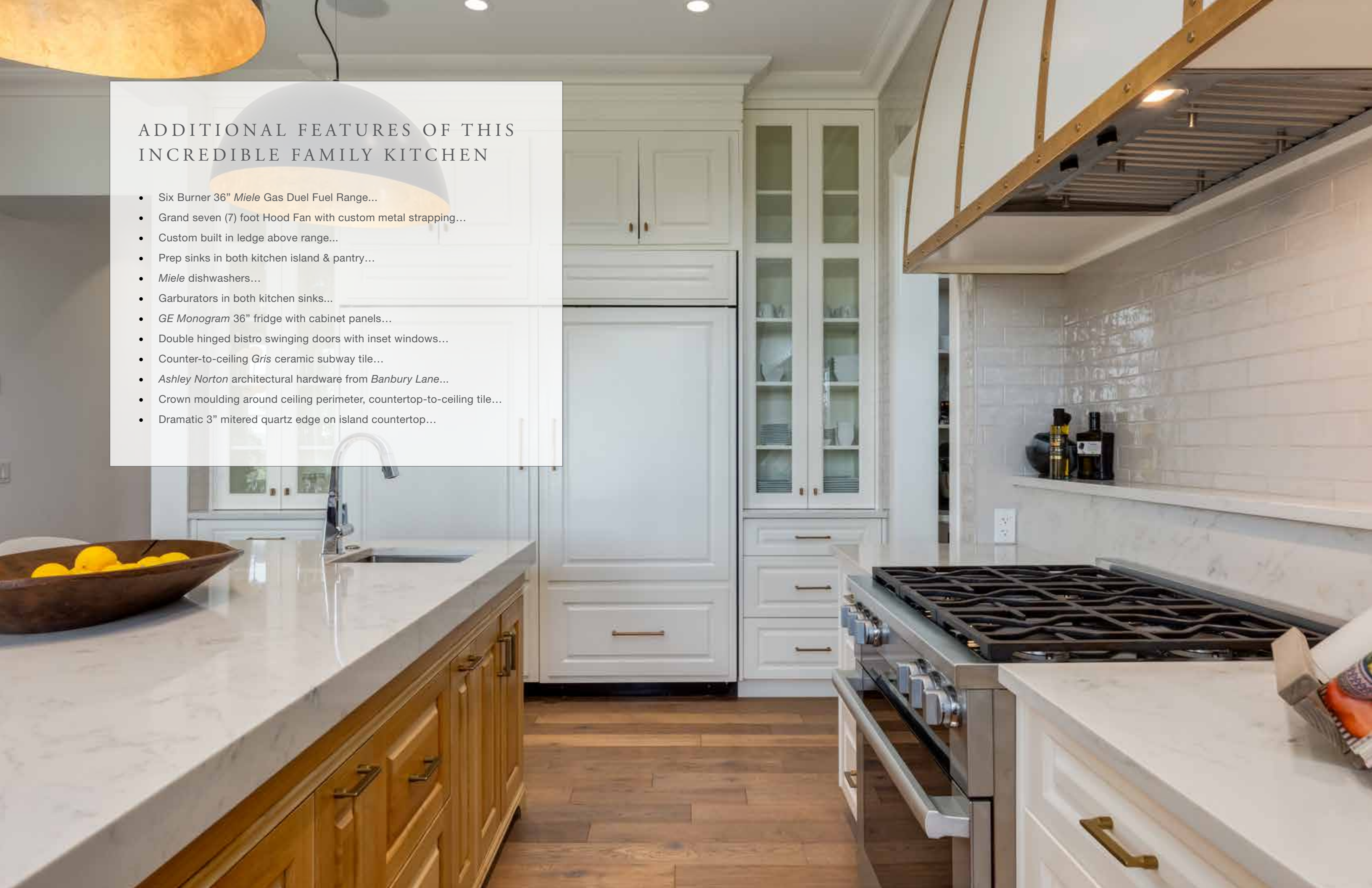


*From large gatherings to intimate romantic dinners, you'll enjoy hours of entertaining friends and family...*



## ADDITIONAL FEATURES OF THIS INCREDIBLE FAMILY KITCHEN

- Six Burner 36" *Miele* Gas Duel Fuel Range...
- Grand seven (7) foot Hood Fan with custom metal strapping...
- Custom built in ledge above range...
- Prep sinks in both kitchen island & pantry...
- *Miele* dishwashers...
- Garburators in both kitchen sinks...
- *GE Monogram* 36" fridge with cabinet panels...
- Double hinged bistro swinging doors with inset windows...
- Counter-to-ceiling *Gris* ceramic subway tile...
- *Ashley Norton* architectural hardware from *Banbury Lane*...
- Crown moulding around ceiling perimeter, countertop-to-ceiling tile...
- Dramatic 3" mitered quartz edge on island countertop...





## BUTLER'S PANTRY

Step in to your luxuriously designed 'Catering Scullery' complete with a full size *Miele* dishwasher and *Miele* oven, prep sink, *Miele* convection speed oven, large 'recipe list' chalk board, expansive countertop for 'plating' those special dishes, feature open pantry shelving, checkerboard flooring in a *Carrera* marble and honed slate design, and a beautiful historic working phone for last minute calls to order-in 'Le Take Out'. Transom windows set above the open shelving allows for beautiful natural light and the double-swing pantry doors add even more interest to the space.





## DRAMATIC CREATIVE SPACE

As you stroll past your designer study, you'll be in awe of the 18' ceilings with numerous windows and West transom windows creating a flood of natural light. This room gives new meaning to 'loving where you work'. This fabulous space could also be used as a formal dining room, a main floor children's play room, a library, an art studio or a meditation space.



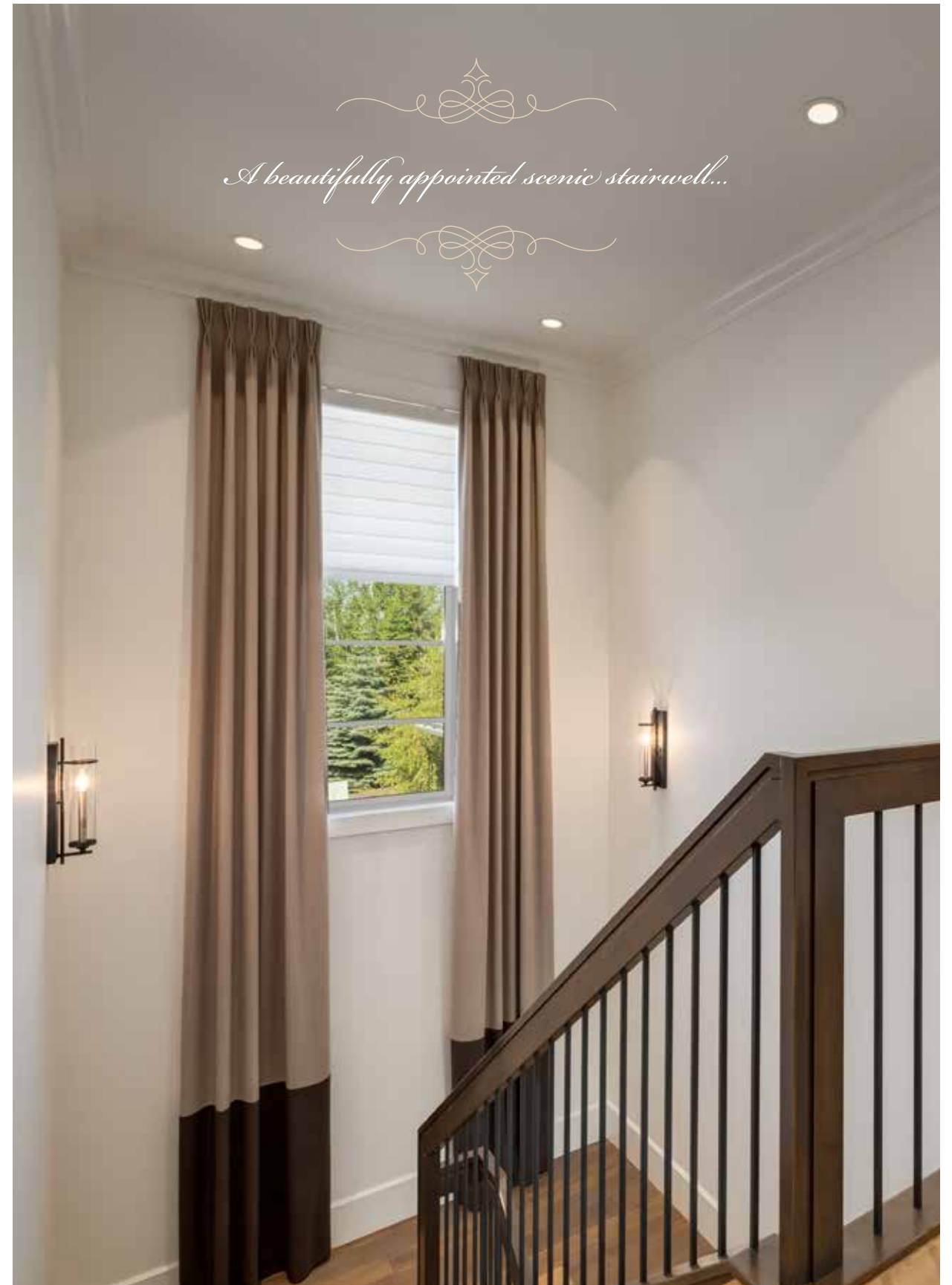
The artistic flair and impeccable choice of design materials for this stunning home are truly special. The main floor powder room features a raised sink set into a rustic wood countertop with an Italian designed backsplash reminiscent of a fine Tuscan country hotel. The designer wallpaper with forest scenes, the hanging pendants on each side of the unique framed mirror and the matching roman shade are a feast for the artistic eyes.





## ATTENTION TO DETAIL

The second main floor powder room next to the second car garage 'boot room' also features unique grey wallpaper and a natural wood framed mirror. The two separate mud room vestibules each feature built-in benches with seat cushions and drawers below. When was the last time you viewed a luxury home with two mud rooms... Nothing was missed in the design of this incredible family home...





*It's beautifully panelled picture-frame walls in a rich, dark grey colour make it an ideal man-cave, study, or cozy 'mom & me' movie night space. The views from this room are incredible.*



## CHIC CORNER LOUNGE

Everyone needs time to 'just chill'. Relax in your stylishly understated 'Corner Lounge' which emulates a boutique family room offering an abundance of natural light for lazy afternoons reading your favourite book or a peaceful 'staycation' space tucked away from the main action 'hub' of your home.





## SIX DIAMOND MASTER SUITE

Retreat to the second floor bedroom quarters where you'll 'have arrived' to your master suite. This is where you'll spend many luxurious hours sleeping, recharging, and dreaming. Glide into your *Veranda* inspired, sun-clad Master Bedroom lavished in designer wall coverings and gorgeous window coverings. Wake up to the streams of morning sun through the Easterly wall of beautiful windows.





## SPA ENSUITE

A spa-retreat and bubbles await as you sink into your master ensuite complete with a stunning free-standing soaker bathtub, heated marble tile floors, an Elle Decor walk-through closet, and an incredible adjoining laundry room. For those days that don't allow a luxurious soak, your glass rain shower with three showerheads and a steam shower are sure to offer a complete 'Ahhhhh' before you're off to tackle a busy day. Note the spectacular light fixtures masterfully chosen for each beautiful space.





*The master dressing room, ensuite and closet encompass the entire South quadrant of the upper level bedroom quarters...*





*The children's bedrooms are lovely and each feature their own ensuite.*





## WALK-OUT LOWER LEVEL

The walk-out lower level is a dreamy space for teenagers, guests, or the perfect Super Bowl party. Features include a walk-up bar area with a beverage fridge, a large family/recreation room, and a corner fitness studio with incredible windows, a ballet bar, mirrored walls and vinyl tiled flooring. The fourth guest bedroom features its own private ensuite and a large walk-in closet.



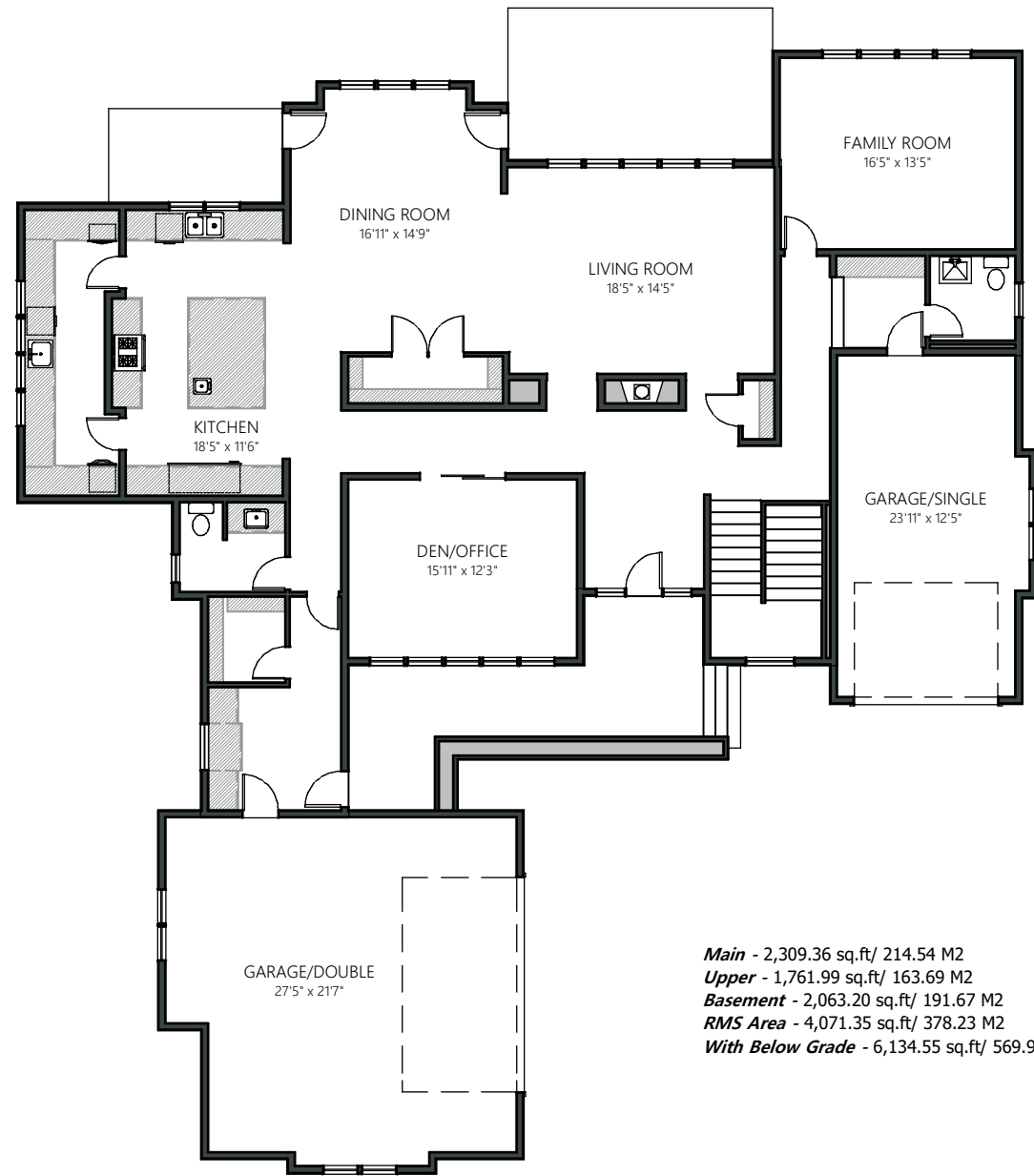
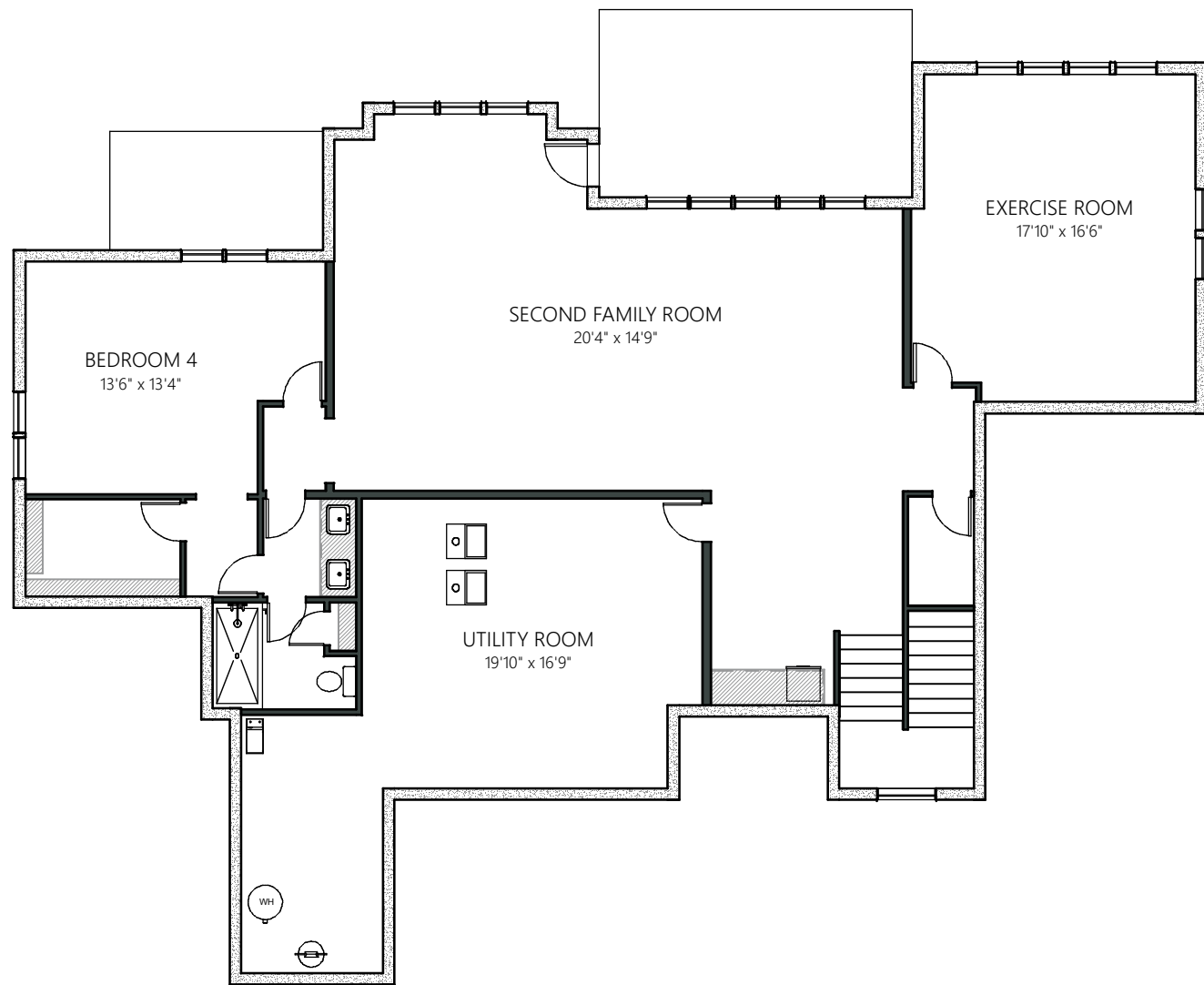


## ADDITIONAL FEATURES OF THIS BEAUTIFUL HOME:

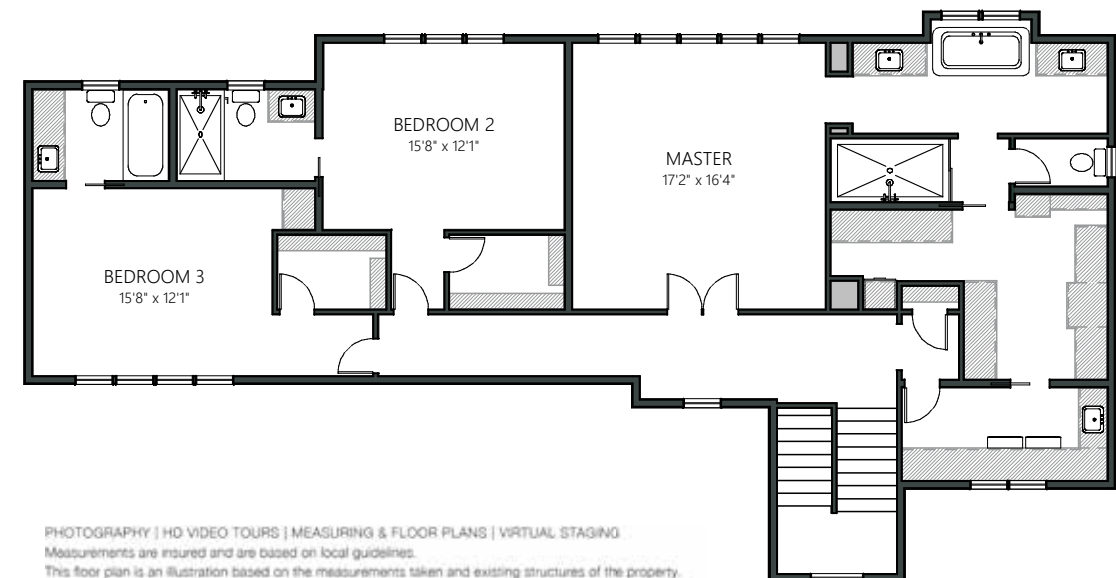
- Instant hot water system...
- Security system...
- Water filtration system...
- Two high efficiency furnaces...
- Air conditioning...
- Water softening system...
- Fabulous storage space...
- High garage ceilings to accommodate car lifts...
- Metal clad exterior windows...
- Electrical outlets in baseboards...
- Large 8 ¼ " baseboards and 4" casings throughout...
- Custom built by *Mack Custom Homes*...
- Interior design by *Kirsten Gingras Interior Design*...



# FLOOR PLANS



**Main** - 2,309.36 sq.ft/ 214.54 M2  
**Upper** - 1,761.99 sq.ft/ 163.69 M2  
**Basement** - 2,063.20 sq.ft/ 191.67 M2  
**RMS Area** - 4,071.35 sq.ft/ 378.23 M2  
**With Below Grade** - 6,134.55 sq.ft/ 569.90 M2



PHOTOGRAPHY | HD VIDEO TOURS | MEASURING & FLOOR PLANS | VIRTUAL STAGING  
 Measurements are insured and are based on local guidelines.  
 This floor plan is an illustration based on the measurements taken and existing structures of the property.  
 It is intended to be used only by the purchaser of the transaction.





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