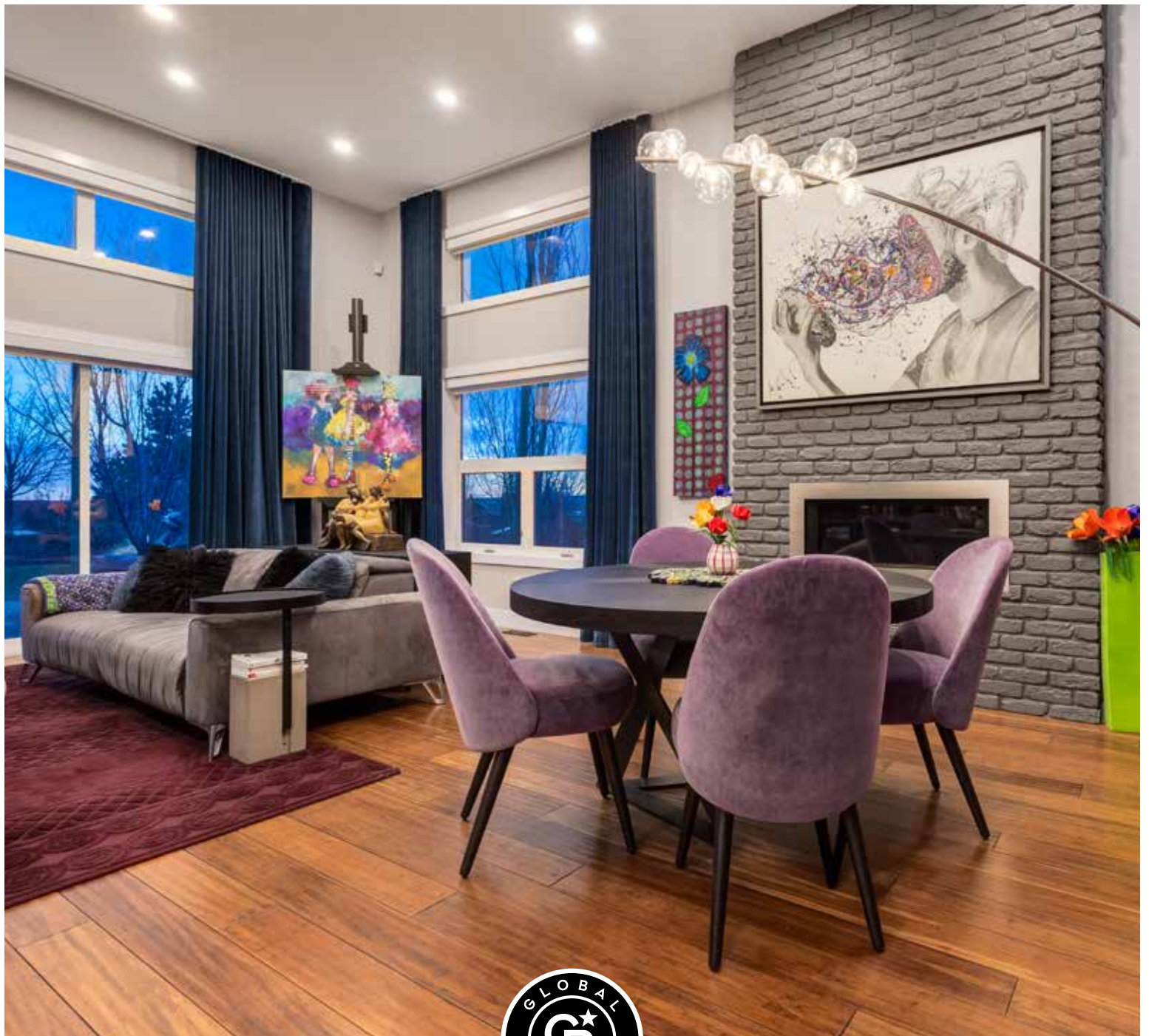




COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

306013 43 STREET WEST | FOOTHILLS, ALBERTA, CANADA
COMMUNITY OF FRASER RANCH ESTATES



THE EXCEPTIONAL COMMUNITY OF FRASER RANCH ESTATES

Located less than ten minutes North of Okotoks and fifteen minutes South of Calgary, Fraser Ranch Estates is ideally situated to offer its residents the quiet of country living without sacrificing the amenities of the city. Offering peaceful views, quiet tranquility and a fully paved community road, this one-of-a-kind acreage subdivision is 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 Fraser Ranch Estates.











MODERN ARCHITECTURAL DESIGN WITH A COUNTRY FLAIR

Main Floor Space:	1,367 square feet
Upper-Level Floor Space:	490 square feet
Lower-Level Floor Space:	1,161 square feet
Total Developed Floor Space:	3,018 square feet
Total Acreage:	2 acres

This beautifully appointed home offers tremendous street appeal with its modern lines and bold design elements. The sloped shed roofline, large windows and metal accents create a contemporary feel while the three rail wood fencing adds a country touch. The professional low maintenance landscaping boasts mature trees and numerous shrub beds perfectly situated for both enhanced privacy and beauty. A magical English garden features raised planters and is fully fenced to protect your vegetables from wildlife.



























YOU HAVE ARRIVED...

Upon entering this grand home through the eight-foot custom front door, you are immediately greeted by a warm, artistic design. The woodgrain door with unique 'wave' privacy glass is set into a wall adorned with grey painted brick. A hand-blown glass *Vistosi* chandelier imported from Italy gives you a taste of the exquisite designer lighting throughout the home. Every inch of this home was curated with spectacular interior design elements and decorated with intention, creating a true sanctuary that feels like a work of art. The colors schemes were chosen to create a whimsical yet sophisticated space full of positive energy and spirit.









CONTEMPORARY CLASSIC LIVING AND DINING

The main floor great room looks like it came from the pages of an *Elle Decor* architectural magazine and provides ample space for both a living and dining room. A spectacular gas fireplace is adorned with grey painted brick and runs from the floor to the top of the soaring, 14-foot ceiling. Large Southwest facing windows flood the entire main floor with natural light and dual sliding doors provide access to the side deck, creating an indoor-outdoor living experience. The penultimate ‘wow factor’ is the custom library wall that boasts dozens of bookshelves, several lit for displaying precious treasures, and an impressive rolling library ladder. Smart programmable motorized blinds, UV tinted windows and a large industrial ceiling fan complete this grand space.

Bamboo hardwood floors flow from the main floor to the ‘showpiece’ staircase where the horizontal black iron railing and open riser steps give the feeling of floating to the upper level.













A DESIGNER CHEF'S KITCHEN

The designer kitchen is sure to impress even the most discerning home chef. Bamboo grain cabinets are accented with high-gloss brown cabinets that feature lift-up doors with frosted glass inserts. A very large single bowl stainless steel undermount sink boasts a brushed nickel pull-down spring spout faucet and includes reverse osmosis drinking water. Two floating shelves are the perfect place to display fine tableware and are set against a backdrop of full-height *Dolce carrelage* hexagonal retro vintage tile. A spectacular island with waterfall *Concrete Stone* quartz countertops offers additional seating for six and is adorned with a hand-blown glass *Vistosi Puppet* linear pendant light imported from Italy. The high-end appliance package includes a stainless-steel *Bosch* refrigerator, a *Dacor* induction cooktop and a *Miele* dishwasher. Dual *Miele* wall ovens feature one steam oven and one convection oven that doubles as a microwave when on the speed setting. An impressive glass canopy island range hood, pull-out spice racks, numerous lower drawers, a pull-out recycling station and a walk-in pantry complete this modern transitional kitchen.















MAIN-FLOOR AUXILIARY SPACES

Located off the front foyer is a spacious home office. Large windows and glass inlaid French doors provide access to the side deck and let in plenty of natural light. Custom cabinetry offers numerous storage options, lots of counter space and a built-in desk.





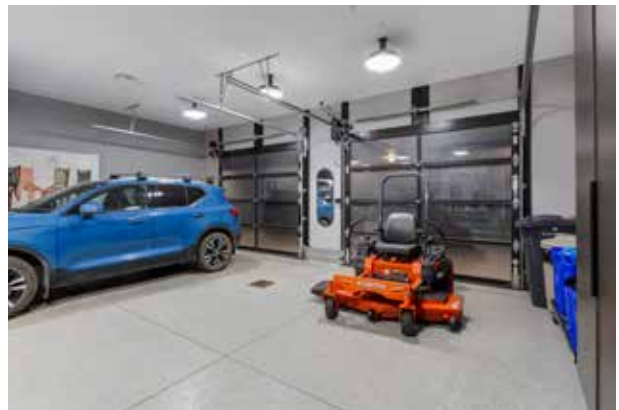


A powder room with a full vanity features walls adorned with aquamarine hexagon tile intermittently adorned with *Pambiche Sassani* floral tile accents. An elegant *Eglo Riyadh* hand punched steel art-deco pendant light hangs above an asymmetrical black framed mirror.





The heated, oversized triple attached garage feels like an extension of the home. The floor, stairs and landing are finished with epoxy for easy cleaning, and the landing features a custom storage locker with upper cabinets, lower shoe storage, a bench and hooks for hanging jackets. Three tall French-door cabinets, a large work bench with upper cabinets and lower drawers, a suspended ceiling shelf and slatted hanging walls provide numerous storage options and space for projects. Privacy glass-paneled garage doors allow natural light to filter in and are connected to the *Telus* home security system. The tandem bay boasts overhead doors on both ends allowing convenient parking for two vehicles or direct backyard storage access for tractors, lawn mowers and ATVs.







PRIMARY SUITE LOFT

The second level 'loft style' primary suite features bamboo hardwood floors and dual sliding glass doors to a private covered balcony lined with horizontal black iron railing that perfectly complements the staircase. A large walk-in closet offers abundant storage in the custom built-ins. The tranquil view of the rolling countryside to the South is a majestic way to start and end your day.









The spa-like ensuite boasts heated tile floors, dual vanities with ‘floating’ *Keonjinn* brushed nickel mirrors, a full-height *Dolce carrelage* hexagonal retro vintage tile backsplash, lower woodgrain cabinetry with upper high gloss drawers and tall French door cabinets for additional storage. A single globe glass pendant hangs above each mirror and perfectly coordinates with the clustered five globe pendant light in the center. An elegant glass steam shower features an upper window, a built-in bench, aquamarine hexagonal tile floors and walls adorned with textured white subway tile with *Dolce carrelage* hexagonal retro vintage tile in accent patterns.





LOWER-LEVEL LIVING

The fully finished lower level offers heated floors and a spacious second bedroom with a French door closet, a modern *Matteo Rami* “branching” bubble ceiling light and a large window fitted with electric blackout blinds.





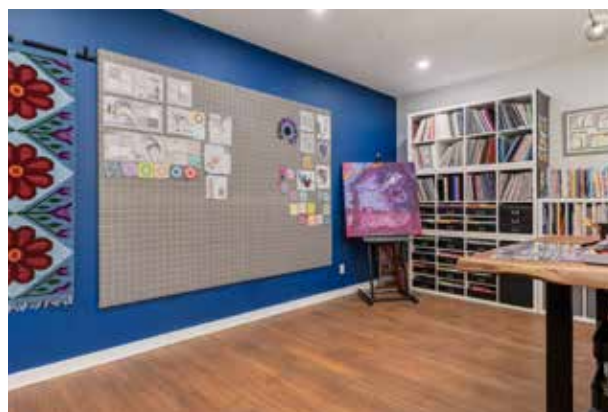
A full bathroom includes a deep soaker tub and shower with a half glass swinging partition, elegant *Nora Capri* floral floor tile, a full wall of dark aquamarine hexagonal tile and a white vanity with a 'floating' *Keonjinn* brushed nickel mirror topped with upper globe vanity lights.







A gigantic flex room can be used for anything your heart desires. With more than enough room for a billiards table and a modern *Viaggio* Linear Suspension central light fixture, it would make an excellent games room, the absence of windows creates the ideal ambiance for a media room, the ability to close the French doors makes a private space for a children's playroom, the privacy lends itself to a perfect home gym, or the large space provides ample storage for a craft or hobby room. If you can dream it, you can do it.





The spacious laundry room features *Nora Capri* floral floor tile and is a space anyone would be happy to work in. An *Electrolux* washer and dryer are perched on a raised pedestal with lower drawers, custom cabinets on either side, a fold down drying rack and a countertop with a full height dark aquamarine hexagonal tile backsplash with *Nora Capri* floral tile accent patterns. Along the opposite wall, a white apron front ‘farmhouse’ sink is set into additional upper and lower cabinetry with a drying rod above.





OUTDOOR OASIS

Accessed from both the living room and the office, the side deck spans the Southwest side of the home and is a fantastic place to sit out and enjoy the sun all day long. Set low to the ground, there is no perimeter railing and is instead bordered with graceful shrub beds, adding to the relaxing ambiance.

Exposed aggregate steps lead from the kitchen to the rear patio, which offers a cozy, covered space to escape the heat of the day. With views to West, spectacular sunsets behind the rolling foothills are on full display. The tin roof is supported by wood strapping and posts and a *Pottery Barn Flora* wicker pendant hangs from the centre, which can be set up as an outdoor eating space or an additional lounge area. A metal garden fence, designed and commissioned by a local artist, borders the patio and joins with a horizontal slat privacy fence, creating an enclosed space for small family pets. A gravel pad that extends from the rear garage door and around the side of the home to the paved driveway is a perfect way for a third vehicle to access the tandem garage and is ideal for parking a holiday trailer. Whether you are in search of sun or shade, sunrises or sunsets, this home offers a perfect outdoor experience.







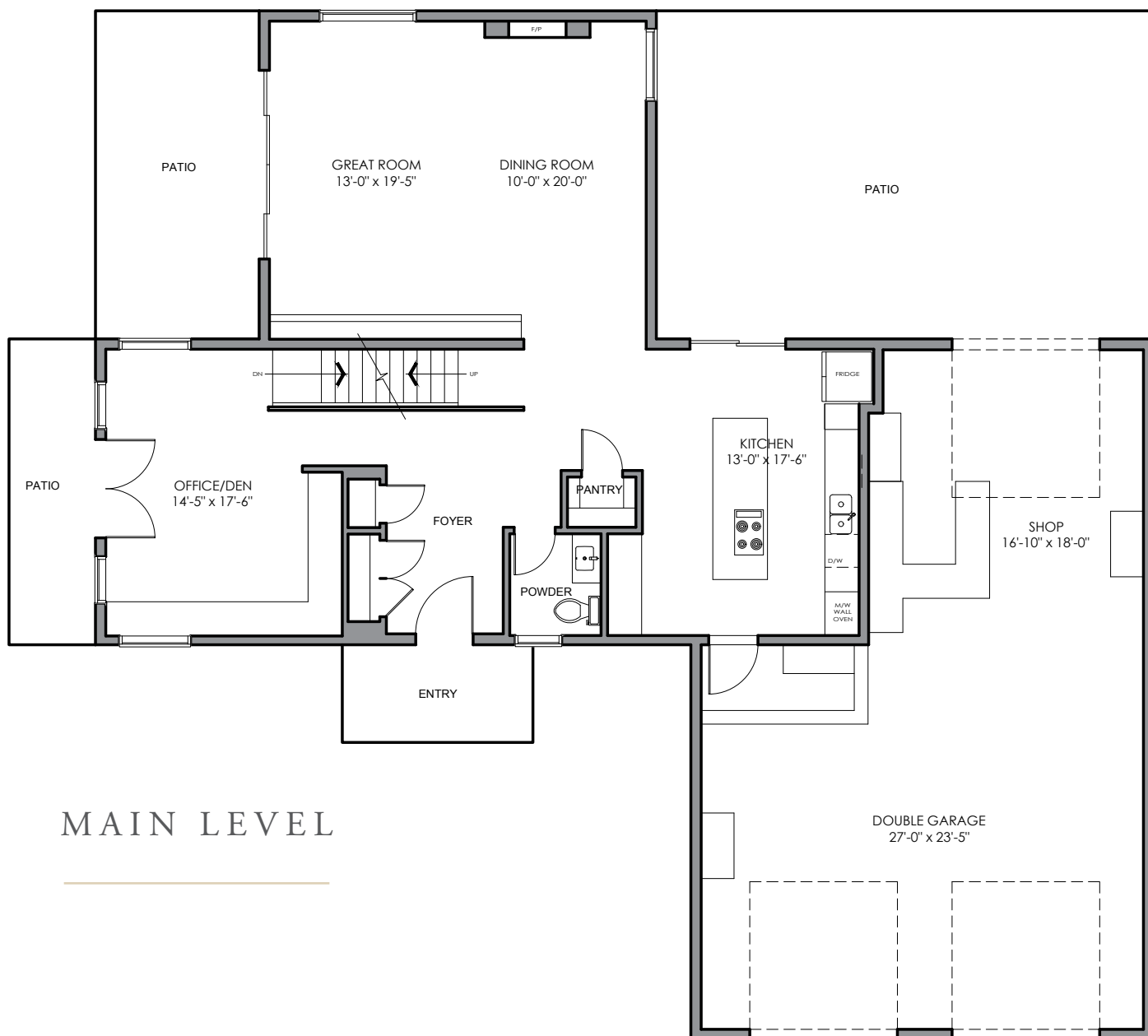




ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Electronic and programmable window coverings
 - UV window film
 - Custom library wall in the living room
 - New paint throughout
 - *Concrete Stone* quartz counter tops in the kitchen
 - *Concrete Stone* quartz waterfall kitchen island
 - New *Meile* wall ovens
 - New *Bosch* refrigerator
 - New glass canopy island range hood
 - New single bowl stainless steel undermount kitchen sink
 - Reverse osmosis drinking water to the kitchen sink and refrigerator
 - Custom built-ins in the home office
 - New designer tile throughout
 - New designer lighting throughout
 - All pot lights upgraded to LED bulbs
 - *Starlink* satellite
 - New *Electrolux* washer and dryer
 - Electronic black out blind in the lower-level bedroom
 - New on demand hot water tank
 - Lower level in-floor heat
 - Electric in-floor heat in the ensuite
 - Steam shower
 - Television hook-up on the living room fireplace
 - Central air conditioning
 - Home audio system
 - Nest thermostats
 - *Telus* home security system
 - Roughed in for central vacuum
 - Heated garage
 - Epoxy on the garage floors, stairs and landing
 - Slatted wall hanging system in the garage
 - Ceiling suspended garage storage shelf
 - Large garage work bench with upper cabinets and lower drawers and three tall French door storage cabinets
 - Smart overhead garage doors that are connected to the *Telus* home security system
 - Custom storage locker on the garage landing with upper cabinets, lower shoe storage, a bench and hooks for hanging jackets
 - Hepa air filtration filter
 - Paved driveway
 - Three rail wood fencing
 - Professional landscaping
 - Underground sprinklers to the grass around the house, all shrub beds and the vegetable garden
 - Covered and uncovered outdoor living areas
 - Intricate metal garden fence designed by a local artist
 - Horizontal slat privacy fence encloses a 'pet friendly' yard space
 - Gravel pad extends from the rear garage door around the side of the home to the driveway
 - Room for RV parking
 - Fully fenced vegetable garden with raised planters
- ### Upgrades Completed by the Current Owner
- Electronic and programmable window coverings
 - UV window film
 - Custom library wall in the living room
 - New paint throughout
 - *Concrete Stone* quartz counter tops in the kitchen
 - *Concrete Stone* quartz waterfall kitchen island
 - New *Meile* wall ovens
 - New *Bosch* refrigerator
 - New glass canopy island range hood
 - *Dolce carrelage* hexagonal retro vintage tile kitchen backsplash

- New single bowl stainless steel undermount kitchen sink
- Added a filtered drinking water faucet to the kitchen
- Hand-blown glass *Vistosi Puppet* linear kitchen island pendant light imported from Italy
- Hand-blown glass *Vistosi* front foyer chandelier imported from Italy
- Custom built-ins in the home office
- *Starlink* satellite
- Added hardwood to the staircase and lower level
- French doors added to the craft room
- *Viaggio* Linear Suspension central light fixture in the craft room
- Designed, expanded and finished the previously unfinished laundry room
- New *Electrolux* washer and dryer
- Nora Capri floral floor tile and dark aquamarine hexagonal wall tile in the lower-level bathroom
- ‘Floating’ *Keonjinn* brushed nickel mirror in the lower-level bathroom
- *Matteo Rami* branching bubble ceiling light in the lower-level bedroom
- Electronic black out blind in the lower-level bedroom
- New on demand hot water tank
- Completed the previously roughed in in-floor heat in the lower level
- Added a reverse osmosis filtration system to the kitchen drinking water faucet and the refrigerator
- Added drawers to the primary walk-in closet
- Primary ensuite upgrades including:
 - Electric in-floor heat
 - New floor tile
 - *Concrete Stone* quartz countertops
 - Rectangular undermount sinks
 - ‘Floating’ *Keonjinn* brushed nickel mirrors
 - Full-height *Dolce carrelage* hexagonal retro vintage tile backsplash
- Two single and one clustered five-globe pendant lights
- Aquamarine hexagonal shower floor tile
- Textured white subway and *Dolce carrelage* hexagonal retro vintage shower wall and ceiling tile
- Built-in product storage shelves
- Built-in shower bench
- Powder room renovation including:
 - New *Concrete Stone* quartz countertops
 - An undermount sink
 - Aquamarine and *Pambiche Sassani* floral hexagon wall tile
 - An *Eglo Riyadh* hand punched steel art-deco pendant light
 - An asymmetrical black framed mirror
- Complete garage makeover including:
 - Epoxy on the floors, stairs and landing
 - Slatted wall hanging system
 - Ceiling suspended storage shelf
 - Three tall French door storage cabinets
 - A large work bench with upper cabinets and lower drawers
 - Smart overhead garage doors that are connected to the *Telus* home security system
 - Custom storage locker with upper cabinets, lower shoe storage, a bench and hooks for hanging jackets
- *Nest* thermostats
- All pot lights upgraded to LED bulbs
- *Pottery Barn Flora* wicker pendant on the rear patio
- Carven wooden bears added to the rear patio
- Intricate metal garden fence designed by a local artist
- New stain on the side deck
- New stain on the rear patio fence



MAIN LEVEL

Main Floor Space: 1,367 square feet

Upper-Level Floor Space: 490 square feet

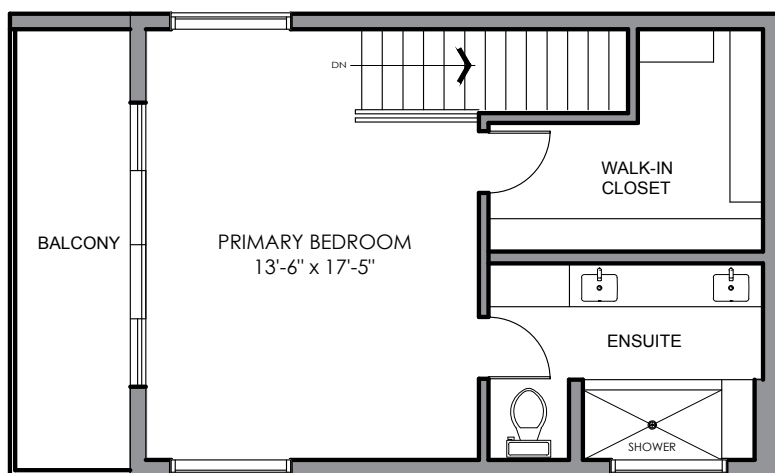
Lower-Level Floor Space: 1,161 square feet

Total Developed Floor Space: 3,018 square feet

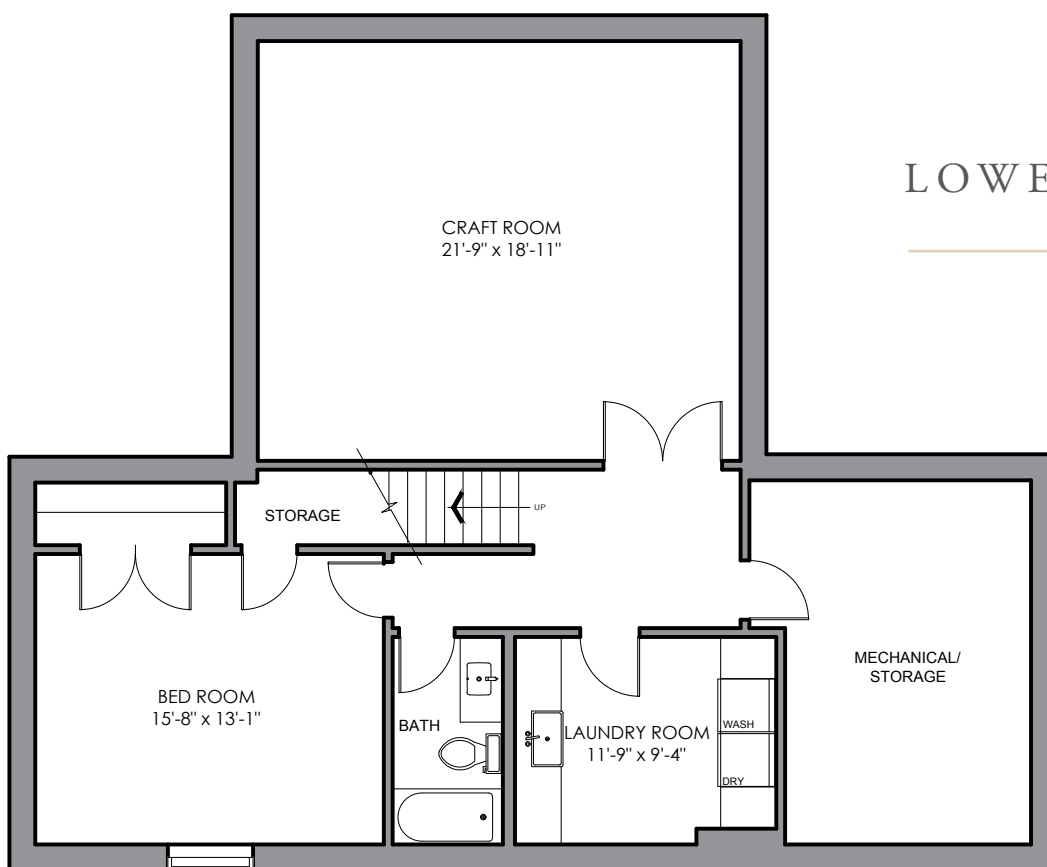
Total Acreage: 2 acres

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



UPPER LEVEL



LOWER LEVEL

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