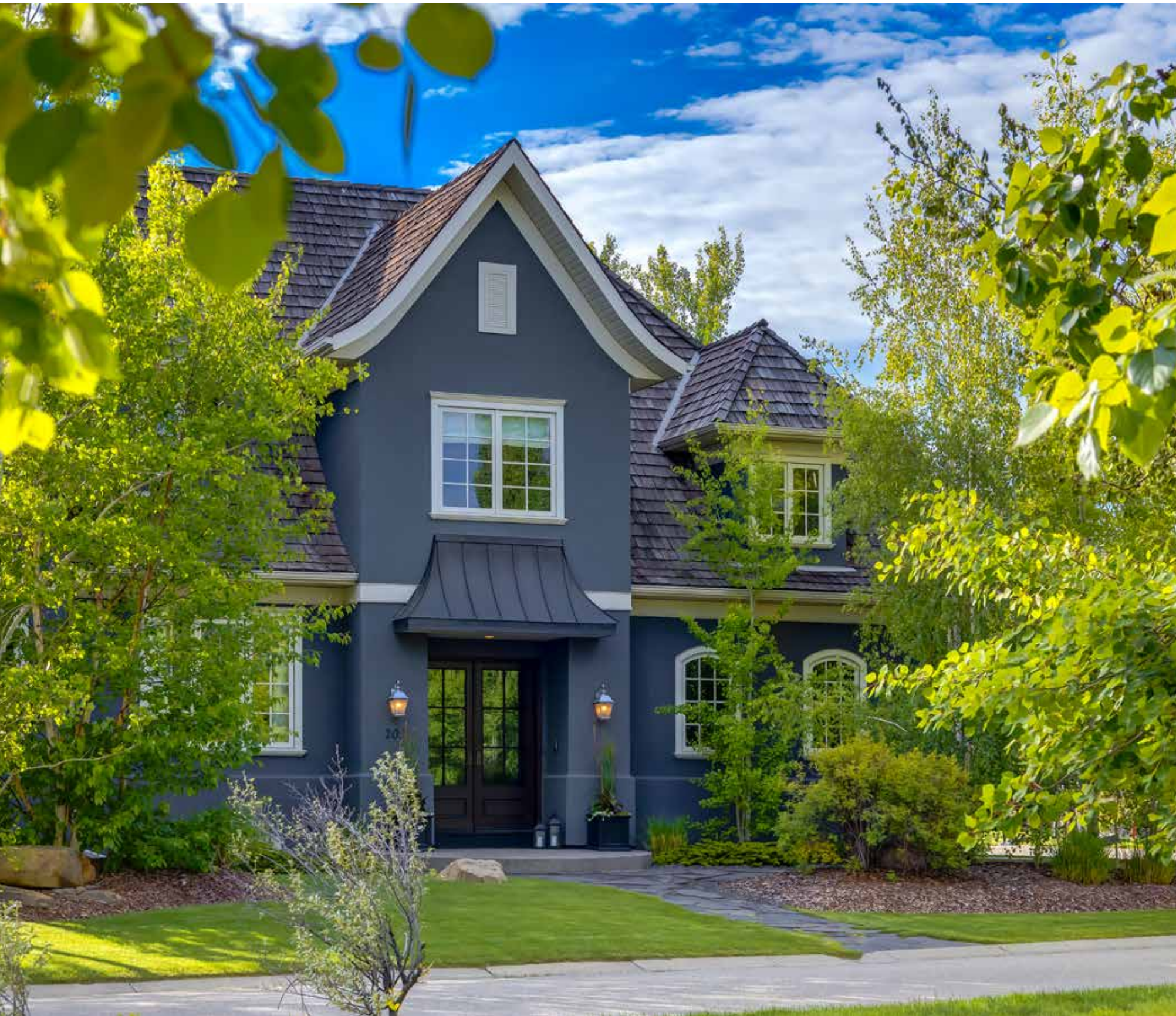


EXCEPTIONAL DESIGNER HOME ON
Elbow Ridge Haven



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

203 ELBOW RIDGE HAVEN | ROCKY VIEW COUNTY
COMMUNITY OF ELBOW VALLEY



M
MAGNIFICENT 'FRENCH
COUNTRY' ARCHITECTURE

This exceptional custom home features a majestic covered entrance with stunning wood 'glass insert' entry doors. The curved rooflines, cedar shake roof, dormer designs, fabulous French casement windows and 10" fascia's add to the elegance and style of the architecture. Situated on a corner lot, the natural light streams into every room of the house.





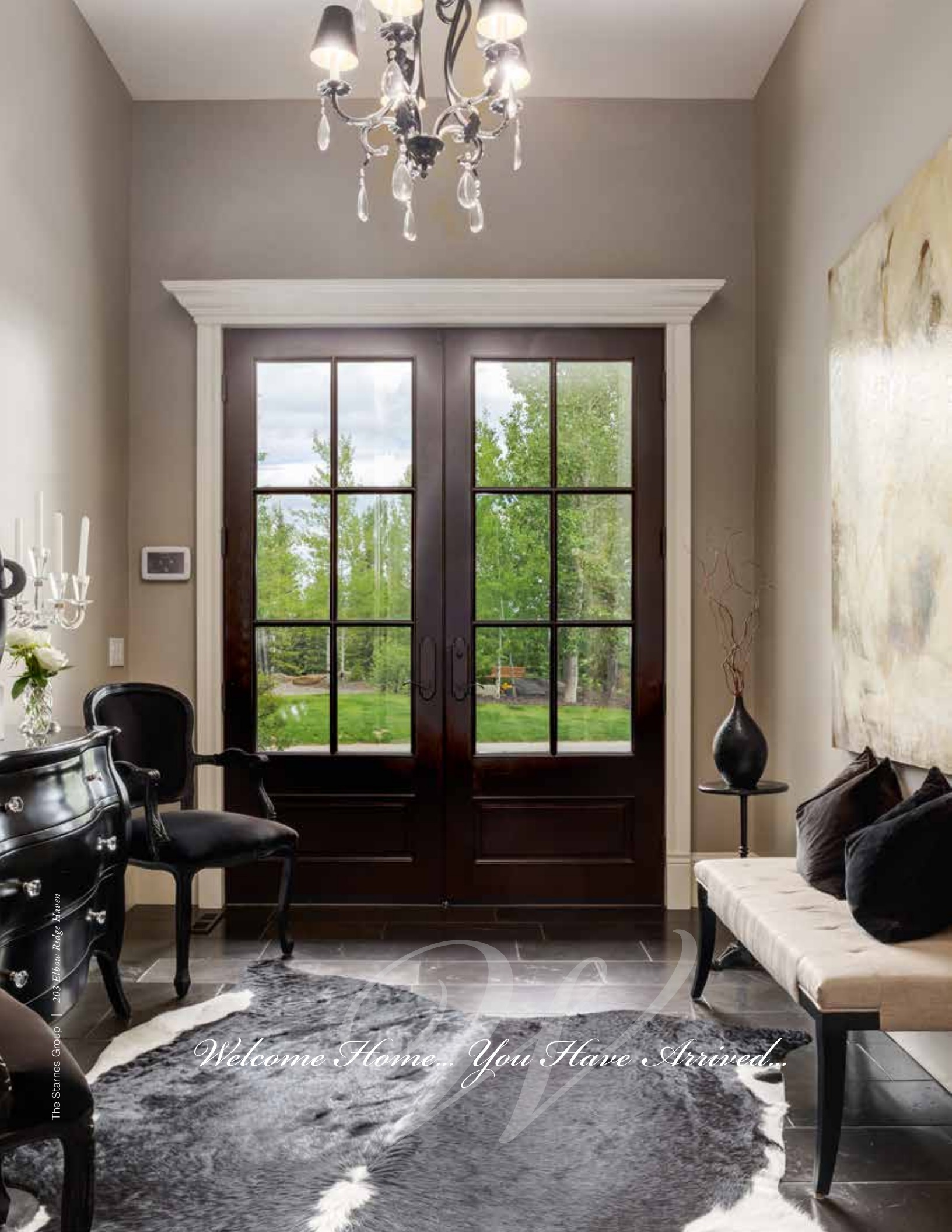




PICTURESQUE LOCATION

This home is located on a corner lot and overlooks a park to the East. The placement of trees and shrubs has provided for tremendous privacy and serene outdoor entertaining spaces. A firepit is located at the SW corner of the lot and is surrounded by mature trees and shrubs.





Welcome Home... You Have Arrived...



Exquisite Wainscoting and Millwork throughout

A GRAND ENTRANCE

Upon entering through the beautiful wood entry doors, you are immediately greeted by the expansive ceilings, unique black honed marble floors and the exquisite light fixtures. There are very few homes with a 'reception' foyer adding to the uniqueness of this very special home.



SPECTACULAR LIVING SPACE

The main floor family room features a gigantic oversized 'European' wood-burning fireplace. The French casement windows both open up simultaneously with no center grill. The windows and doors each feature special headers adding style and elegance to the millwork detailing. The ceiling heights are 10' on the main floor and 9' on the upper level. The espresso stained floors are a wide plank hand-scraped maple.





FORMAL DINING

The formal dining room features beautiful wainscoting detailing, a stunning light fixture and opens onto the main hallway and family room. The stairwell features dark wood treads and cream colored risers and is another art piece in itself. A carpet runner and curved bottom spindle adds to the elegance of the stairwell.





MAGNIFICENT KITCHEN

This is truly one of the most beautiful kitchens in Canada. Built by 'Empire Custom Kitchens' this unbelievable kitchen features an oversized island, furniture piece detailing, glass and wire insets, a gorgeous hoodfan, a lowered baking area, an apron 'farmhouse' sink, *Bianco Romano* granite countertops and etched glass light fixtures.









FABULOUS ENTERTAINING

The outdoor covered patio is located just off the kitchen area and features an exposed aggregate base, wood soffits, an antique styled light fixture and French doors. This is the perfect spot for evening parties or morning breakfast overlooking the beautiful backyard.





Kohler pedestal sink and wainscoting detailing



ADDITIONAL SPECIAL FEATURES

There are so many special features in this beautiful home. The laundry room features Carrera marble countertops and a wonderful computer desk/study area. The walk-through pantry is set between the laundry room and the kitchen and has floor-to-ceiling shelving. The cloak room features a Kohler pedestal sink and water closet, a Venetian mirror and beautiful wainscoting detailing.







PRIMARY SUITE

The master bedroom features its own sitting area to the South and allows for streams of natural light throughout the entire day. The decadent master ensuite features hexagon honed marble tile detailing, exquisite cabinetry, *Carerra* marble counters, a frameless glass shower, a cast iron clawfoot tub and a large walk-in closet.









UPPER CHILDREN'S QUARTERS

The children's bedrooms are very large. One bedroom features a built-in desk and bookshelves. The 'jack and jill' bathroom features two vanities, another frame less glass bath/shower and a window seat. The upper level also features a gigantic loft over the garage that could be used as a fifth bedroom. The loft features beautiful dormered windows and a full ensuite bath.



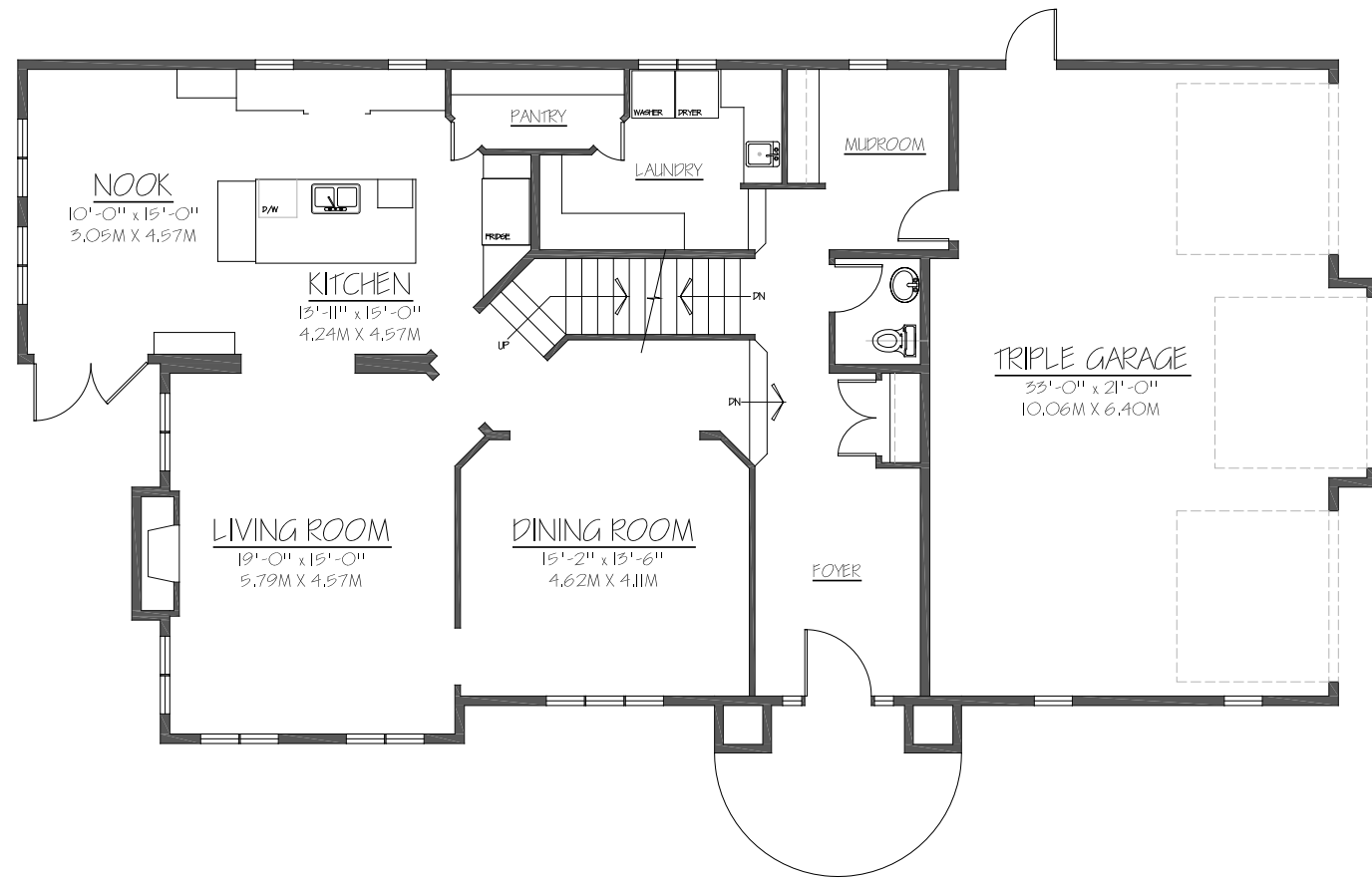
Fabulous Stairwell and Upper Hall Detailing



LOWER-LEVEL ENTERTAINING

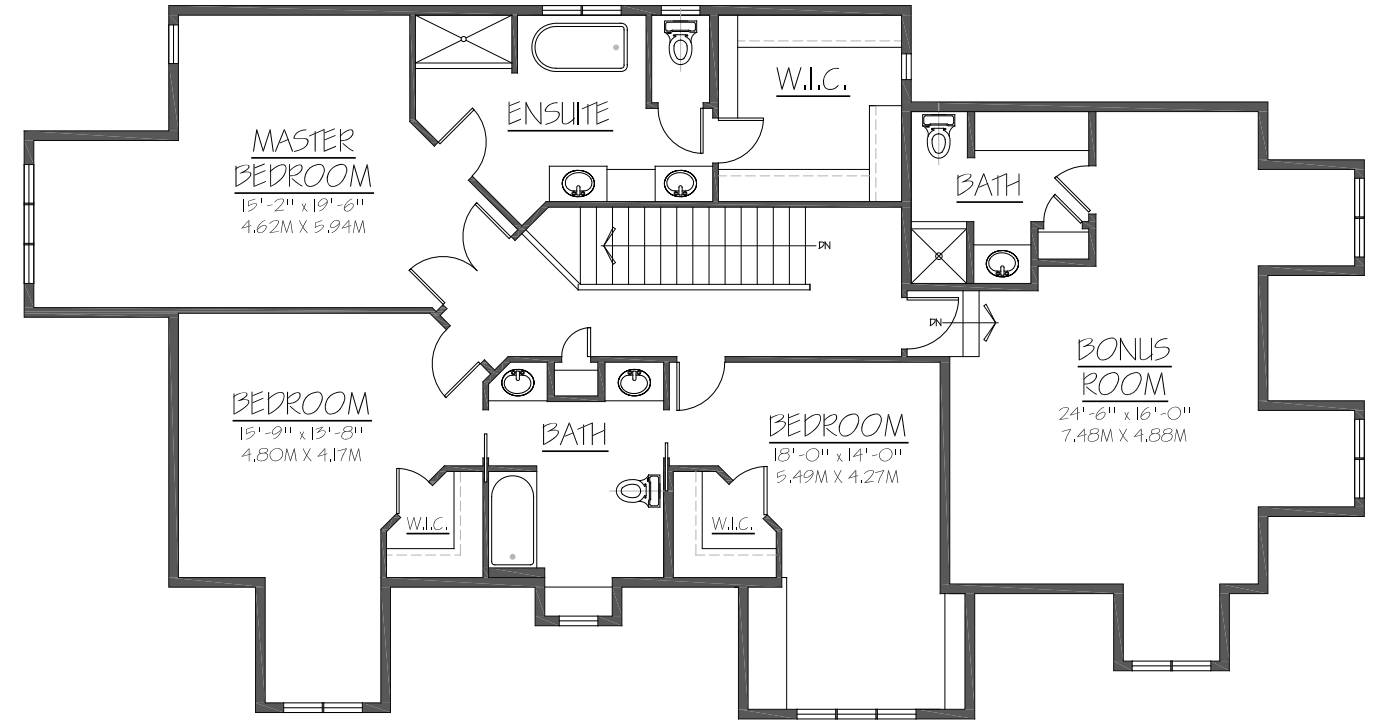
The lower-level features a wonderful family room with an entire wall of built-in cabinets. It also features in-floor heating, a large games room, a guest bedroom, a full bathroom and a storage area. This area has all of the rough-ins to put in a custom bar area as well.



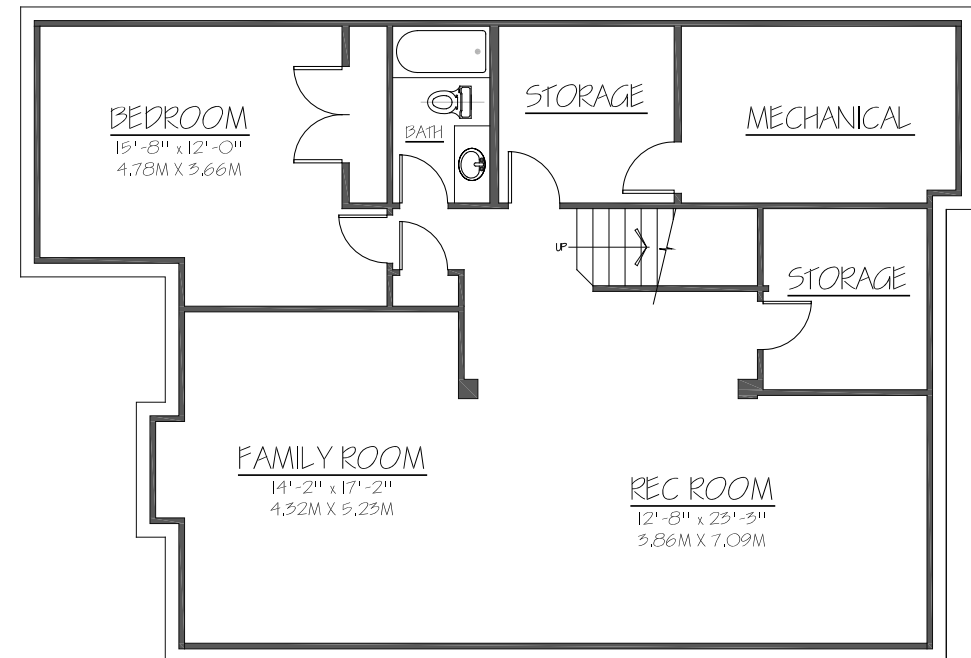


MAIN LEVEL

Main Floor Space:	1,545 square feet
Upper Floor Space:	1,927 square feet
Lower Floor Space:	1,002 square feet
Total Developed Floor Space:	4,474 square feet
Garage Floor Space:	737 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



INCREDIBLE SETTING

The North side of Elbow Valley is known for its picturesque walking paths around the ponds and throughout the community, escapes down to the river valley and hikes through the extensive pathway system and environmental reserve areas. The lakes are cleared for skating in the Winter and fishing is abundant. The riverbed is the perfect spot for an afternoon picnic watching your dog play in the water or just to get away from your busy day and listen to the birds sings and the sounds of nature.











Holidays in Elbow Valley for Children and Grandchildren are Truly Magical...

THE COMMUNITY OF ELBOW VALLEY

The Elbow Valley community is widely regarded as a distinctive, one-of-a-kind place. It was honored as Canada's Community of the Year for two years in a row. This is a very special community and to understand the investment that has been made to create this neighborhood, please visit the Elbow Valley website at www.elbowvalley.com. The amenities, the environmental reserves, the architectural controls, the interpretive centre, the community centre, the community planned activities (such as ice hockey on the lake every Sunday in the winter), the pathway system, the beach, the tennis courts and the proximity to the Golf courses all make for a irreplaceable and matchless living experience.



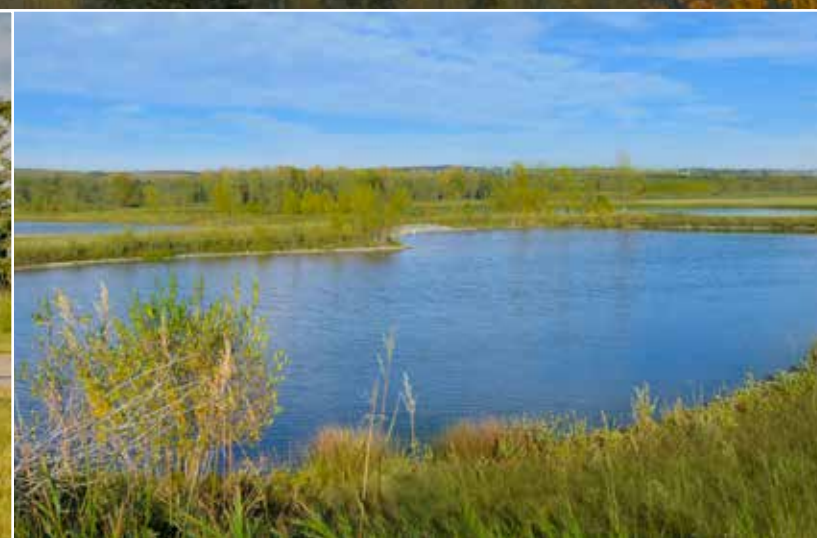




*Incredible community amenities with a
fabulous escape to nature activities...*



Magnificent natural landscape with walking paths galore...







*Living in Elbow Valley is a gift to its residents...
It is a one-of-a-kind community in an incredible setting...*





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