

Elbow Valley

BEAUTIFUL FAMILY HOME



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

12 MAJESTIC GATE | ROCKY VIEW COUNTY
COMMUNITY OF ELBOW VALLEY



WELCOME HOME

This beautifully renovated Elbow Valley residence is set on a quiet street in the award-winning family community Elbow Valley. The warmth of the French-styled new front doors is welcoming yet creates a feeling of a “grand” entrance. River rock stone accents, rich batten and garage detailing, classic lanterns, timber features within the roof peaks, and a warm “country modern” paint palette have created a sophisticated exterior façade. Large mature trees frame the landscaping and stone borders the front flower gardens. The property backs onto one of the community natural reserves so there are no homes directly set behind adding to the privacy and exclusivity of this beautiful property. The front of the house fronts onto a treed boulevard adding evening more privacy to the front of the house.



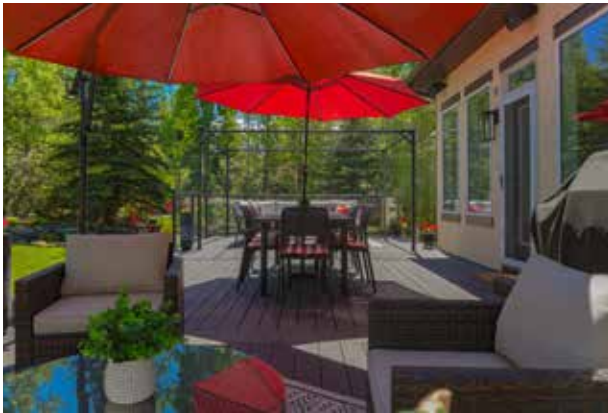




FABULOUS YARD

The front and backyard are pristinely landscaped with expansive green lawns, a gigantic back deck wraps around to the east and south and the shrub gardens present a feeling of being in a park environment. The deck area has room for two outdoor living room spaces, along with a large dining area. There is also a lovely firepit area, a garden shed, and an area for a bar set behind the garage. The outdoor living space for this special home is perfect for parents sitting on the deck area watching kids play in the backyard.











YOU HAVE ARRIVED

As you enter through the lovely double front entry doors, you are immediately greeted with incredible interior design elements from the 10" white oak flooring to the gorgeous new black modern light fixtures by *Kichler* throughout the home. A two-storey space leads to the front den that has multiple windows creating an open and light feeling while still maintain the privacy of an office space. All interior doors were replaced with shaker-styled solid-core doors. The den and living room areas have vaulted ceilings.







COZY LIVING ROOM

The main living/family room area is centered around a cozy family stone fireplace. Streams of natural light flow through the East windows into this warm space. The family room is open to the kitchen and breakfast nook areas. The stairwell to the upper level is also open to the main living area spaces being a key feature of the architectural design creating an open flow of energy throughout.









FORMAL DINING

A large formal dining room is centered next to the kitchen and is wonderful for having family and friends over for seasonal dinners and events. The perfect niche for a buffet cabinet is set into the West wall of the dining space. A decorative ceiling with two color tones finishes off this space with grand style.





DESIGNER KITCHEN

The newly renovated kitchen of this family home is spectacular. Custom white oak cabinetry was curated by *Marvel Cabinetry* to include panelled appliances and a hidden coffee bar.

Features include quartz countertops and matching back-splash, cabinetry to the ceiling, black designer drawer/cabinet pulls, and a custom oak-clad hood-fan.

The space between the island and the range were perfectly designed for several cooks to be in the kitchen space at one time. The luxury appliance package is with *Bosch's* premium German-made appliance line (five-burner cooktop, oven, dishwasher, refrigerator/freezer). Corner pull-outs, extensive storage, glass luxury lighting and fresh paint finish off this fabulous family-centered space.







B

BREAKFAST NOOK

The sunny breakfast nook is the most uplifting and favorite room of the house with streams of sunlight flowing in from the east and south windows. A custom cabinet with a quartz countertop was added in the breakfast nook area to match the kitchen cabinetry. A *Pottery Barn* styled iron light fixture sits above the table.

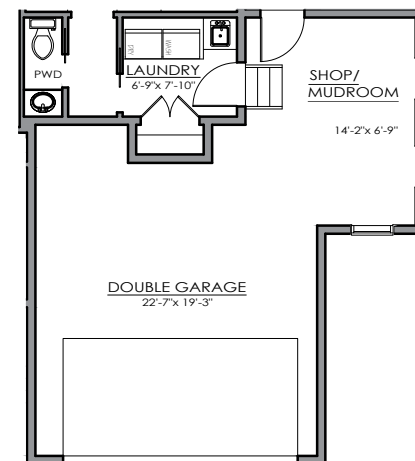






MAIN FLOOR AUXILIARY SPACES

The powder room off the kitchen is an art gallery in itself featuring gorgeous wall paper with gold accents, a curved black framed mirror, a floating cabinet with a quartz countertop, a raised bowl sink and a quartz wall. Spectacular to say the least! The laundry room features front-loading appliances, a quartz countertop set above and cabinetry for storage. The laundry sink has a rod for hanging clothes to dry. Just next to this back room area is the oversized garage space where all of the boots/shoes, and kids outdoor items get dropped before heading inside.







PRIMARY SUITE

The open staircase to the upper level leads to the primary suite, The window placement allows for privacy of the bed area along with lovely southern lighting. A new barn door leads to the luxurious modern ensuite lit up with a bright skylight.

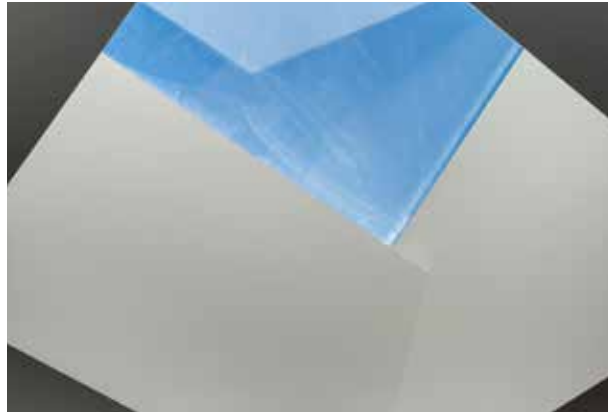




LUXURIOUS ENSUITE

The spa-like ensuite boasts two large vanities in designer white oak with quartz countertops. A make-up dressing table sits between the two vanities. Curved frames mirrors, a freestanding bathtub, gorgeous vertical tiling, a frameless glass shower, pebble stone shower flooring and shampoo niche, a feature ledge above the bathtub, and a large walk-in closet with custom drawers and shelving complete this stunning bathroom space.







UPPER-LEVEL CHILDREN'S QUARTERS

The upper level children's bedrooms are large in size and feature large windows with views of the large trees out front. The shared bathroom has a tub-shower, and a large custom oak vanity that matches the other newly renovated spaces in the house. Soft new carpet, paint, interior and closet doors make the house feel "brand new".





LOWER-LEVEL

The lower level is an expansive play area with extensive built-ins, a curved media wall with built-in sound system and incredible open rooms to set up train sets, LEGO building areas, arts and craft tables, doll houses, tents and a multitude of other creative spaces. This area could also be set up later as an exercise area, theatre room, video game space, games room or home studio depending on different family needs. A walk-up bar area features a beverage fridge, a sink and upper wine rack. A designer up-lit ceiling is perfect for movie nights at home.







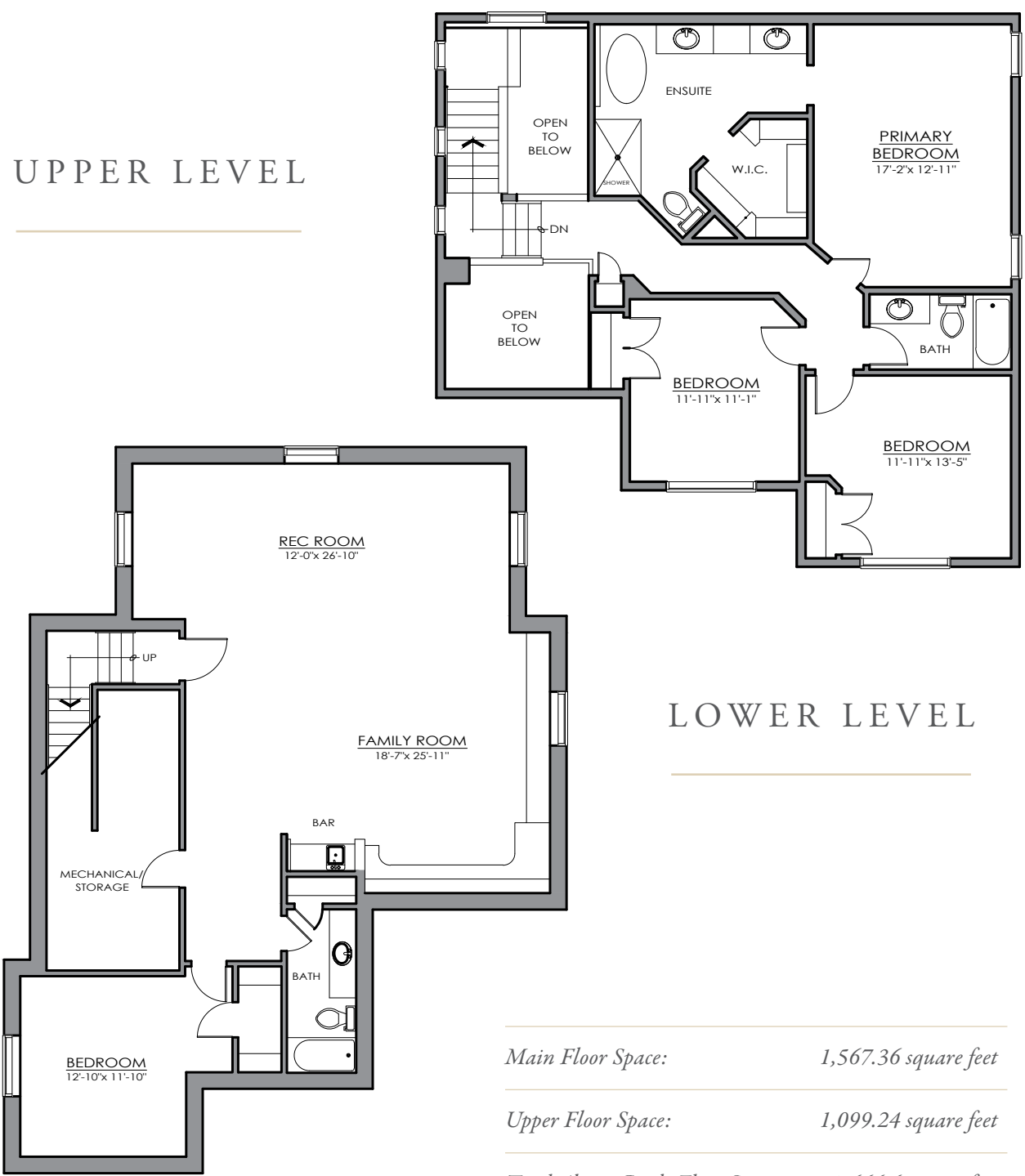
ADDITIONAL LOWER-LEVEL SPACES

The lower-level guest room has a gigantic walk-in closet and is across from a full bathroom. A large storage room currently has extensive shelving for seasonal items and bins.





UPPER LEVEL



LOWER LEVEL

Main Floor Space:	1,567.36 square feet
Upper Floor Space:	1,099.24 square feet
Total Above Grade Floor Space:	2,666.6 square feet
Lower Floor Space:	1,349.62 square feet
Total Developed Floor Space:	4,016.22 square feet
Garage Area:	608.78 square feet
Patio Area:	971.85 square feet

E&O INSURED

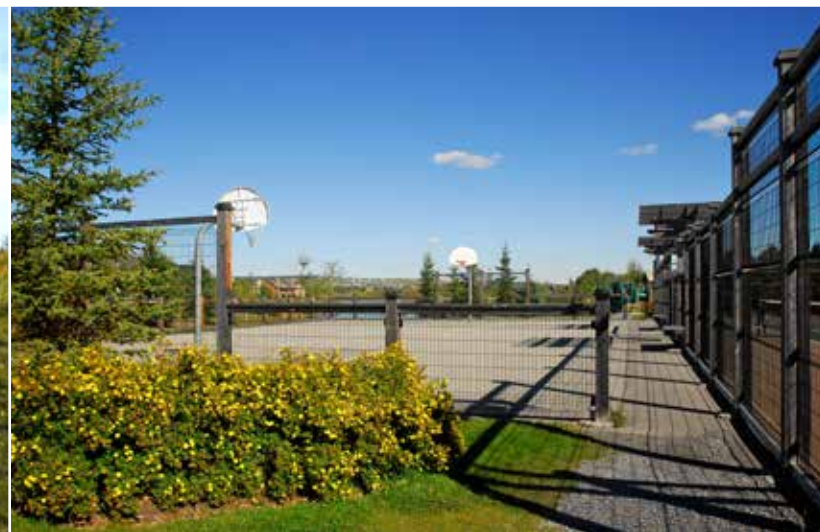
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*Holidays in Elbow Valley for Children and
Grandchildren are Truly Magical...*

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.







*Magnificent natural landscape with
walking paths galore...*







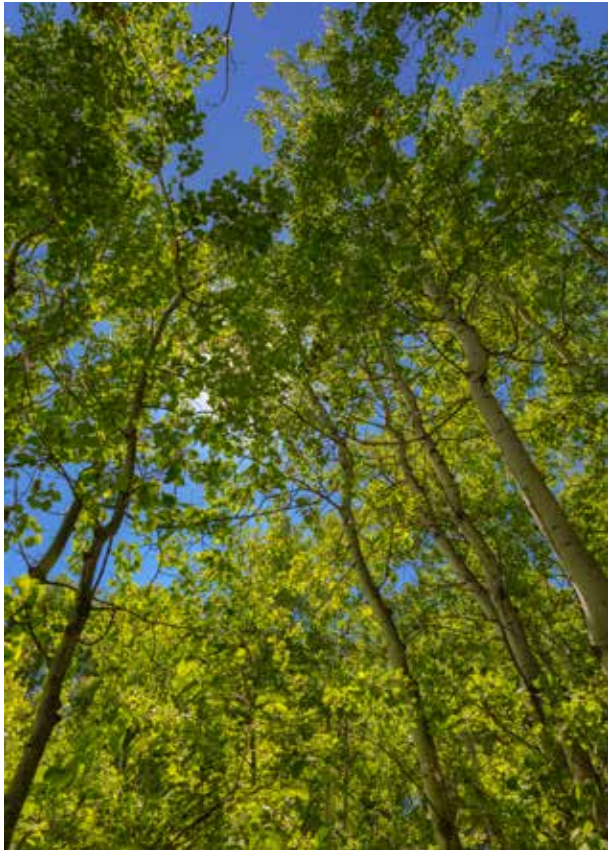
*Living in Elbow Valley is a gift to its residents...
It is a one-of-a-kind community in an incredible setting...*



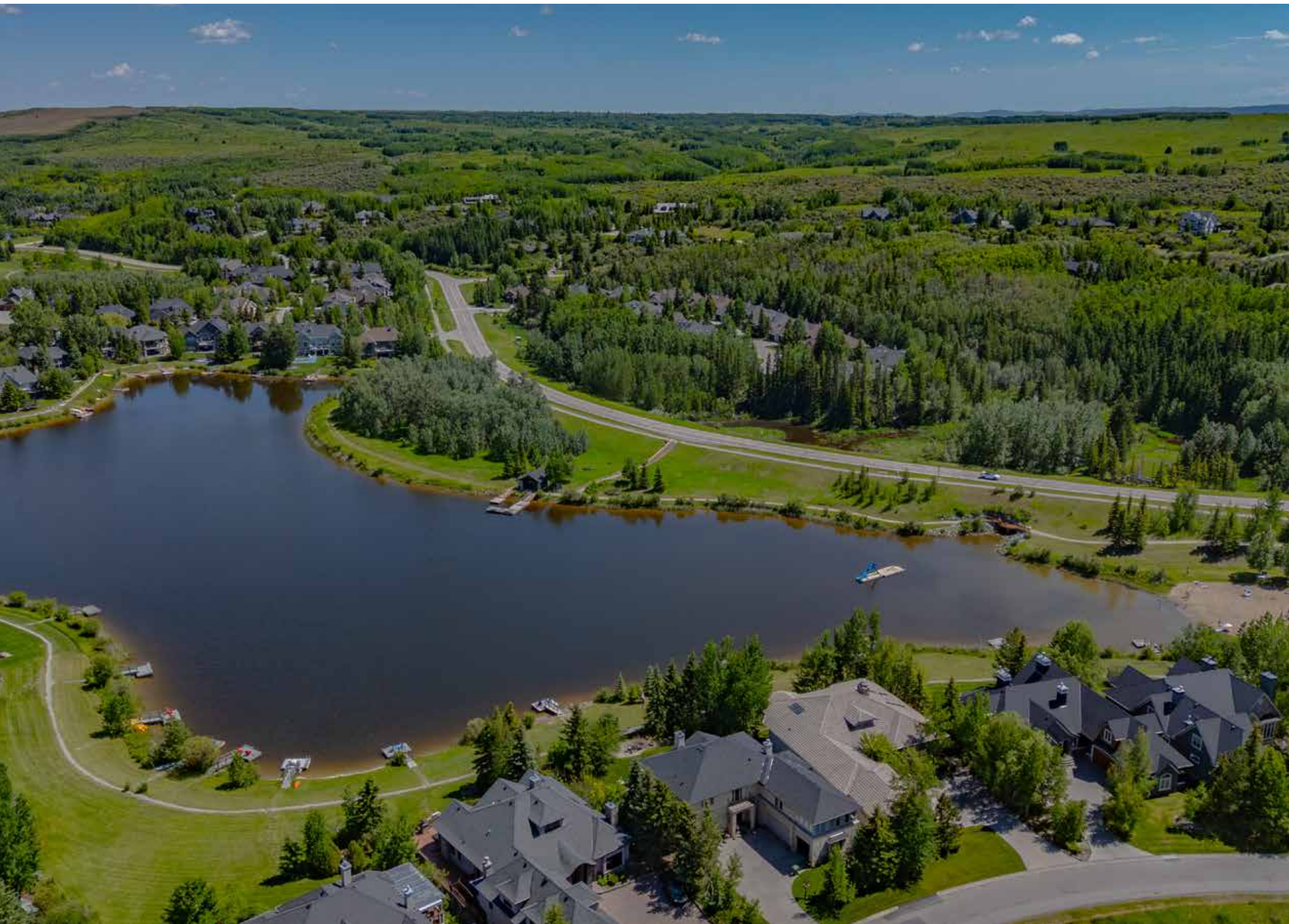


Cross the highway to the North side of the Elbow Valley community and spend a day having a picnic down at the river, or exploring the North pathways...











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