

## Sam Corea's Feature Home at 63 Strathridge Gardens S.W.

BY HEATHER RYAN

**B**uilding their dream home in southwest Calgary's prestigious Spring Haven was a labour of love for Enrico and Colleen Cappelletto.

They spent about a year in the planning stage and about another in construction during which time the Cappellettos visited the site every day and "sometimes twice a day," Colleen recalls.

"They were able to make personal changes by visiting the site and their vision really shows through," says Re/Max real estate agent Sam Corea, who is now selling the house for the couple. "In fact, they generated about 250 change orders, which is just unheard of today. Many home builders don't even let you visit the construction site so you wouldn't be able to customize a home today as they did 10 years ago.

"And, they were able to custom detail the features in the house to enhance the view this location presented of the ravine and the mountains," he says. For example, the staircase was moved to a new location during construction "because they mocked-up the original stairway in its original location, and found it would obstruct their views. You couldn't do that today."

Corea says anyone looking to purchase a luxury home like the Cappelletto's 5,374 sq. ft. custom-built two-storey, "is getting

more value, even at the \$2 million listed price, than they would buying new. If you were building this home today, it would cost about \$3 million and that's not even considering being able to acquire this same lot.

"The home was built in 1998 and it looks brand new. Like a fine European sports car it's been very well maintained; it really shows pride of ownership."

The home presents a sleek European design with modern styling, but Corea says the space has been so well designed "you could change the colour scheme and suddenly you'd have a traditional style home. That's very rare."

The home does indeed have some traditional elements that many people are looking for with an urban twist, such as double french doors that open to a large sitting room or den off the grand entry, and an elegant formal dining room that features a fabulous curved glass block wall and arched entries.

Certainly one of the unique features on the main is the concrete floor that has in-floor heating and tile throughout, which "makes it a lot quieter and more efficient heat. I've sold over 1,000 homes and I think this is only the second home I've seen with in-floor heating on main and lower levels."



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An awe-inspiring great room that presents fabulous views out towering two-tiered windows will make you appreciate that those stairs were moved – and for those more practical minded the windows have UV ray protection and blinds on the top bank are remote controlled. The room's towering ceiling is open to the floor above giving you a dramatic view of the overhead catwalk.

A curved wall is home to a fireplace surrounded in stone with a niche above and spotlight to emphasize artwork. Glass and stainless steel shelving along one wall adds a modern flair to the room.

Columns flank the arched entry to the kitchen that has a custom-built granite top island with raised breakfast bar that sits on top of stainless steel columns as its focal point.

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"Enrico built a model of the island first to show the builders what we wanted," Colleen says, pulling the model out for viewing. "We had the island built from the model to scale, so we knew exactly what we were getting."

Colleen says they wanted to create a commercial kitchen design so they had appliances built in and made the space large enough to accommodate more than one cook and guests who want to pull up a



stool and socialize.

As for the stainless steel appliances that include a fridge, dishwasher, microwave, gas stove with heat lamps to keep a plate warm, and hood fan, she says, "we went through dozens of places to find the perfect ones."

The kitchen also features under cabinet lighting, full-height back splash, and rare opalescent grey Birdseye Maple cabinets with stainless steel trim that contrast nicely with the black granite countertops.

A curved rail of spotlights is symmetrical with the curved bulkhead, which was a design feature they incorporated throughout the main floor. "We used the same curve radius from the wall for the fireplace in the great room and glass block wall in the dining room to the bulkhead that flows in the kitchen and dining nook."

Rather than bright lights and heavy chandeliers, they combined spot, under counter, and drop lighting to create a softer feel, and Colleen adds because of the huge windows and neutral colour scheme, "it's a very bright home without needing a lot of lighting."

Even the kitchen has plenty of natural light with a three-bay window in the dining nook, glass door to the deck and corner windows over the sink.

A door off the kitchen opens to a walk-through pantry that leads to the garage entry and mud room with a built-in storage bench. A half bath by the garage entry has a custom-designed pedestal sink made



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from concrete with a royal signature that is totally unique.

The triple car garage has a custom-built workbench, in-floor heating and stairs for direct access to the basement.

Enrico says they also incorporated elements for the future in the home. "My office had just been newly wired at the time, so I had Cat 5 and CCTV wiring installed throughout the home during framing; technology has now caught up and I can simply plug in new devices when I need to." Another nice touch is on the four-foot wide stairs where lighting was built into the risers.

At the top of the stairs, double french doors open to the impressive master bedroom, which offers a spacious retreat including a sitting area by a three-bay window. Highlights of the luxurious ensuite are in-floor heating, built-in makeup table, oversized corner soaker jetted tub, private loo with bidet, and a large walk-in closet with built-in cabinetry and what Corea has dubbed a "shoe garage."

Crossing the catwalk presents a marvellous view of the great room and front entry, and double french doors open to an office and workstation with another set of double doors opening towards the great room so you can take in the stunning views.

Down the hall from the master is a huge laundry and sewing room, two huge bedrooms for the kids with walk-in closets and custom cabinetry and a full bathroom that has a door separating the shower from the vanity area, making it easier for two kids sharing.

The walkout lower level is fully developed and highlighted by a family room with a built-in entertainment unit along one wall with cabinets and shelving, a fourth spacious bedroom, full bathroom, exercise room and wine cellar.

Corea says the effort the Cappellettos put in to ensure this home was filled with spectacular finishings and design details were well worth it resulting in "an absolutely stunning executive home." **BIC**