

108 Misty Morning Drive



Elbow Valley Estates



Enter through the triple attached garage into this functional mudroom with durable tile floors, thoughtful built-in storage bench and front-loading washer and dryer.



Whether you use this bright room as a formal sitting room or as a luxurious home office, with hardwood floors, built-in storage, coffered ceiling and gas fireplace this is a bright space to enjoy some time at home.



Overlooking the lake, this great room lives up to its name with a stunning gas fireplace with floor-to-ceiling mantle, an impressive wall of windows framing lake views and built-in storage.



This elegant formal dining room is the perfect space for entertaining family and friends featuring rich hardwood floors, handsome ceiling details, eye-catching light fixture and a convenient hutch niche.



Impress guests and dazzle the gourmet chef of your home in this designer kitchen outfitted with timeless cream cabinetry, chic granite counters, easy-care tile backsplash, 9 foot center island, a top-of-the-line appliance package and a sun drenched nook with access to 2 decks.





You will not need to plan a far-off romantic get-away when you can retreat into this luxurious master suite overlooking the lake every day (with gas fireplace). The gorgeous ensuite boasts heated floors, extensive tile work and plenty of space for 2 to get ready in the morning.





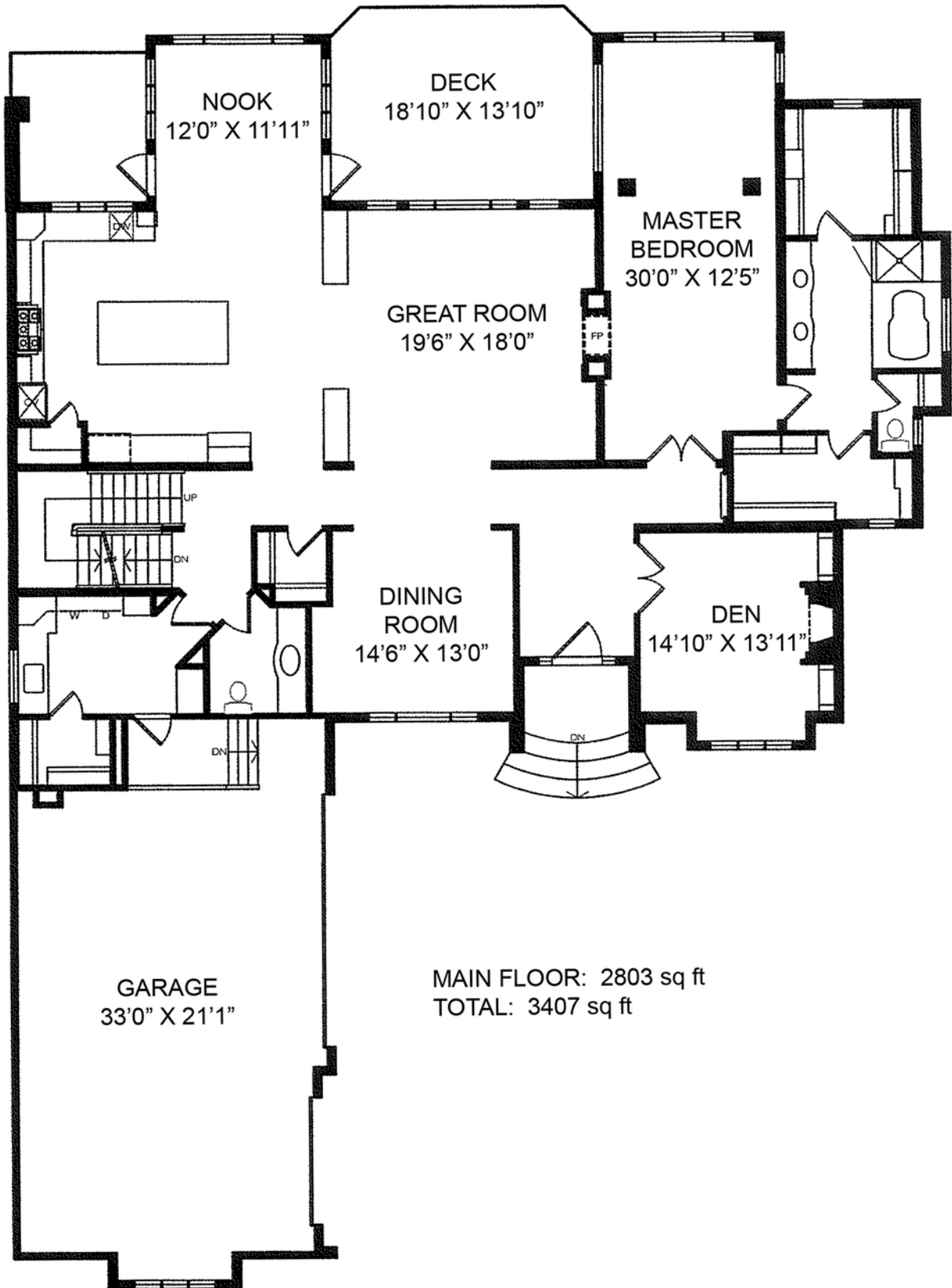
The walkout level has been designed with entertaining in mind! This sprawling games area has plenty of space for the games table of your choice and features an adjoining wet bar with extensive built-in storage.





Whether you choose to watch the week's big sporting match inside in this impressive family room with built-in media center, or sneak outdoors to enjoy the natural backdrop and your own private dock on the lake, you are sure to enjoy spending time at home in Elbow Valley Estates.

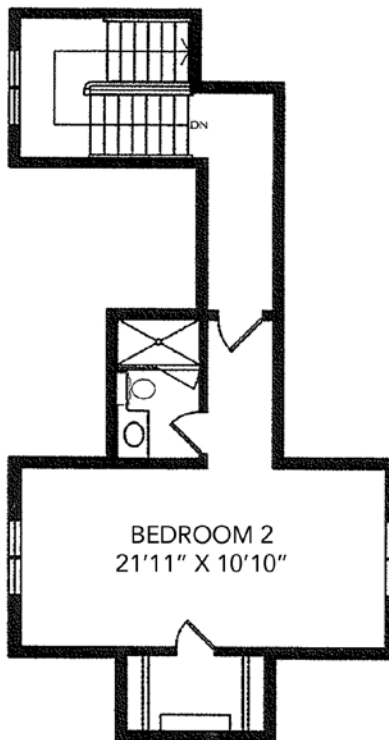




LOWER FLOOR: 2306 sq ft



UPPER FLOOR: 604 sq ft



District:	Elbow Valley Estates	MLS:	C3416970
Legal:	Condominium Plan 9813459 Unit 109	Rooms:	6/2 + 3
Zoning:	DC	Taxes:	\$9060 (2009)
Occupancy:	Seller	Year Built:	2001

Style:	Bungalow with Walkout	PRICE:	\$1,795,000
Lot:	0.33 Acres	Downpayment:	\$1,795,000
Size:	3407 SqFt (316.6 m2)	Front Exposure:	West
(Lower):	2306 SqFt (214.3 m2)	Landscaped:	Yes
Flooring:	Hardwood, carpet, tile	Fenced:	No
Heating:	Forced-Air (1) & In-Floor	Exterior:	Stucco, stone
Fireplace:	Yes (1) gas-fuelled		
Fireplace:	Yes (2) gas-fuelled	Possession Date:	10 days/negotiable

	Main Level:		Walkout Level:
Den:	14'10" x 13'11"	Family Room:	19'4" X 18'2"
Dining Room:	14'6" x 13'0"	Games Area:	23'3" X 16'11"
Great Room:	19'6" x 18'0"	Bedroom 3:	17'0" X 10'11"
Kitchen:	18'0" x 16'8"	Bedroom 4:	16'11" X 12'5"
Breakfast Nook:	12'0" x 11'11"	Bedroom 5:	17'9" X 11'11"
Master Bedroom:	30'0" x 12'5"	Fitness Room:	10'8" X 9'7"
Bedroom 2 (upper):	21'11" x 10'10"		
Bathrooms:	(5) 1 - 2 piece, 1 - 3 piece, 1 - 3 piece ensuite, 2 - 5 piece ensuite		
Basement:	Walkout: fully finished with in-floor heat. Large entertainment space, 3 additional beds		
Parking:	Triple attached garage with remote door access (33'0" x 21'1")		

Included in Price:

Stainless steel kitchen appliances to include: Frigidaire gas range, integrated Faber hoodfan, (2) Frigidaire ovens, integrated Sub-Zero fridge with freezer drawer, Panasonic microwave, Frigidaire dishwasher and garburator; also included are all window coverings, vacuum system & all attachments, (2) garage door openers with (3) remotes, alarm system and LG front-loading washer & dryer

Remarks:

Lakefront living, only minutes to Calgary's downtown core in prestigious Elbow Valley Estates! This impressive walkout bungalow features an impressive 5600+ SqFt of development, a triple garage, tranquil lake views in nearly every principle room and fabulous finishing details. Main floor hosts a handsome den with gas fireplace & built-ins, elegant formal dining room, dramatic great room with 2-sided gas fireplace, soaring ceiling & wall of windows, custom designer kitchen with 9' center island and a sun-drenched breakfast nook with access to 2 decks. Romantic master bedroom: come home to enjoy the lake views or the gentle flicker of the gas fireplace, to soothe sore muscles in the gorgeous ensuite or simply appreciate the space in his & her walk-in closets. Also on the main: combination laundry & mudroom and convenient powder room. 2nd loft bedroom over the garage is perfect for a teenager with a private ensuite & walk-in closet. Meticulous attention to detail continues to the walkout level which was finished with entertaining in mind. Friends & family are sure to be impressed by the living room with built-in media center, games area & attractive wet bar. Downstairs you will also find 3 more amply scaled bedrooms, an exercise room and cold storage. All of this, backing onto the lake: perfect for summer-time dips and winter-time skates! Bring your family to experience the finer things in life, here in Elbow Valley Estates.

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

T 403 686 7800
F 403 685 3761
C 403 870 8811
sam@samcorea.ca

samcorea

