LIVINGSCAPE HOMES

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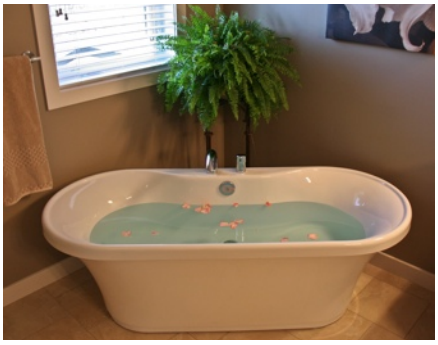

Brand New Luxury in Lakeview

Professionally designed and built by LivingScape Homes, Calgary's "boutique" custom builder, this home offers over 3100 square feet of luxurious living with 3 spacious bedrooms up, main floor office, 4th bedroom down, and 3.5 baths including a glorious 5 pc. ensuite with his and hers vanities, and a fully developed basement. Take a tour to truly appreciate the sumptuous warmth and solid character that fine workmanship and high-end finishing brings to this home. Your tour starts at the handcrafted, solid fir Arts & Crafts entry door beneath the arched front veranda with custom stained wood soffits and designer lighting. Once inside you'll notice the generous foyer, the artisan designed and hand-built wainscoting and millwork, the warm and modern gas fireplace with custom stained concrete mantle, the rich maple flooring, the imported granite countertops in the gourmet's dream kitchen, professional series stainless appliances and huge eating bar island with slide-in gas range. From the travertine tile to the designer faucets and plumbing fixtures, to the unique "leathered" marble surfaces in the bathrooms, you'll experience how every element in this home speaks of distinctive quality and grace.

Property characteristics

- Spacious 5300 sq. ft. lot backs west onto green space with mountain views.
- Total of over 3100 sq. ft. of comfortable living space. 3+1 bed, 3.5 baths, den.
- Fully developed basement.
- Walking distance to Mt. Royal University, bike paths, parks, reservoir, nature area, shopping and golf.
- High efficiency heating, hot water and home comfort systems.
- Gourmet kitchen with stainless Jenn-Air Professional series appliance suite.
- Environmentally responsible, green building materials and luxury finishing throughout.
- Oversized double-car garage

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Originally a modest bungalow built in 1963, LivingScape Homes, under the careful guidance of talented Interior Designer, Maureen Bezenar transformed this home in the summer of 2010 to a "Modern Arts & Crafts" inspired, 2-storey luxury residence complete with all the top-notch amenities and creature comforts one would expect in a home of this class.

About the Neighborhood

Lakeview is one of Calgary's most desirable communities with its close proximity to downtown (just 7 minutes), and West to Bragg Creek and the Rocky Mountains. Often referred to as Calgary's idyllic "inner-city suburbia", the quiet residential neighborhood of Lakeview boasts easy access to a variety of recreational opportunities from canoeing, kayaking and fishing in Glenmore Reservoir to walking, hiking, cycling, or picnicking among the lush greenery of Glenmore Park, and the Weaselhead Nature Preserve. There are playgrounds, soccer fields, and tennis courts, and a community centre with a year-round clubhouse and outdoor skating rink in winter. Earl Grey Golf Course and Lakeview Golf Course are nearby, and you'll also appreciate the varied selection of retail stores and services in the area, all within walking distance.

Lakeview residents are also is privileged to have some of the best schools in Calgary including the Calgary Science School; Jennie Elliot Elementary; French Immersion programs at Bishop Pinkham Junior High; and the Calgary Girls School. Mount Royal University is within a short walk.

About the Home

Constructed after several months of meticulous planning, no detail was overlooked in the design of this home, nor in its execution. Care was taken to ensure that while impressive, the home fits in well with the overall feel of the neighborhood and the lot. It takes advantage of the west backing yard and the view, and sits beautifully surrounded by all its mature landscaping.

All construction products and materials are of the highest standard, and all finishing materials, products, fixtures and accessories were designer-inspired and selected with luxury and longevity in mind.

Some other notable features/details are:

- Zero maintenance, Argon filled windows with low-E, tinted glass.
- Durable, eco-friendly exterior cladding.
- High performance insulation in walls and attic, for greater comfort & efficiency.
- Over 420 square feet of natural cedar deck to maximize on outdoor living opportunities.
- Modern-style gas fireplace for cozy evenings.
- Canadian maple hardwood floors for unsurpassed quality and beauty.

ABOUT LIVINGSCAPE HOMES Unlike a typical "spec" or "track" builder that relies on the high volume approach to keeping costs in line in order to compete with other high volume builders, LivingScape takes the "boutique" approach to building and renovating homes - where design and quality set us apart. Every project we do is custom, and we only work on upscale, luxury projects that demand the finest craftsmanship and the greatest attention to detail. We take on fewer than 10 projects per year so you can be assured that every detail has been meticulously considered, designed, crafted and inspected.

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