



Ultra-modern, *one off showpiece in Bowness*

BY HEATHER RYAN

An absolutely stunning, one-of-a-kind estate home that backs onto the Bow River in highly sought after Bowness will be ideal for a professional couple looking for a sleekly styled showstopper or a family desiring plenty of space inside and out.

"This is an amazing custom-built home that is a one off," says Royal LePage Foothills realtor Chris Zaharko. "The builder, Steven Strath of Savannah Custom Homes has crafted a very sleek, ultra modern home that is cutting edge with glass and engineered beams.

"It's meticulously crafted with exceptional details and the best materials giving it a high end feel and unique look; it's definitely not your typical cookie cutter home," Zaharko says. "It's the type of design you'll often see in California or Europe; you really can't compare it to anything in Calgary.

"The builder is very particular about his homes and usually only builds one every two years," he says. "The engineering that goes into all his homes is incredible."

This magnificent 4,400-sq.-ft. two-storey has been crafted on an impressive 15,000-sq.-ft. lot along the river. "The lot is about a third of an acre, which you just don't get that often in the city especially along the Bow."

The home also has four bedrooms and three attached double-car garages. "So it's great for a large family and ideal for a collector," Zaharko says. "A lot of guys are into exotic cars and the garages were designed to accommodate lifts so in essence you have space for 12 cars."

From the moment you enter the home you'll be wowed by the eye-catching hardwood flooring that flows like a river throughout the home, the glass and steel staircase with open

wood risers that allows for a stunning view from the entry to the rear of the home and the abundance of windows and skylights creating a bright and airy feel.

Off the entry, the gourmet kitchen is simply delectable featuring a cool combination of white cabinets, stainless steel appliances and black quartz countertops for a crisp, sleek look. Two expansive islands make the kitchen the focal point of the home with one highlighted by breakfast bar seating and a built-in wine fridge, while the adjacent one is highlighted by a six-burner gas stove and a steel and glass hood vent. The kitchen also features a tall frosted glass front pantry beside the fridge, two wall ovens, a built-in microwave, two dishwasher drawers and an additional pantry.

The centre of the home is breathtaking with the open glass stairway that rises to an opaque glass and steel walkway overhead that connects the bedrooms upstairs and the gorgeous floor-to-ceiling stone fireplace that give the living room an intimate feel while maintaining the open concept.

A huge central dining area across from the kitchen is perfect for entertaining guests and hosting large dinners, and at the rear of the home is a large family room with near floor-to-ceiling windows ensuring a beautiful view of the river and glass doors open to the patio.

The main floor also has a mud room with built-in open lockers for stowing away outerwear and a convenient half-bath.

Upstairs, owners will adore the spacious master retreat highlighted by a corner two-sided gas fireplace, a sitting room, private balcony and a juice/coffee bar with fridge. The spa-like ensuite includes a free-standing tub, walk-in shower with multiple jets and shower heads and an expansive walk-in closet with an assortment of built-ins.

Also upstairs are three more generous-sized bedrooms (one with an ensuite), a laundry room and main full bathroom.

The huge basement is undeveloped, but it can be developed by the builder or you can create your own lower-level dream space later on.

Outside you'll enjoy the patio, mature trees, great natural light and views of the river located just 150-feet from the patio.

"This is also a Smart home, so it's programmable through your iPad or iPhone," Zaharko says. "And the home has a sound system and top-of-the-line appliances."

For more information on this amazing property, contact Chris Zaharko, Royal LePage Foothills, at 403-249-4322, or visit www.zaharko.com.