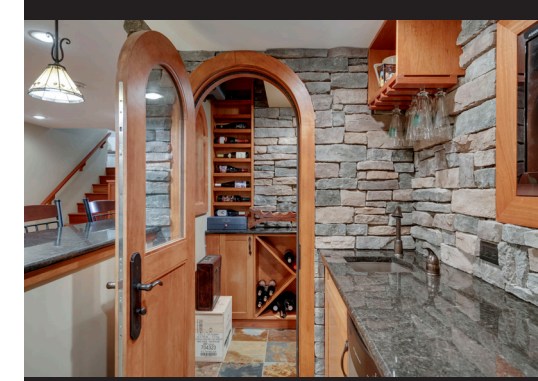


Welcome Home to

11 Alexa Close



MLS: C4300527
Year Built: 1996
Total SqFt: 3,144
Bedrooms: 5
Bathrooms: 4 Full 1 Half
Parking: 6/Triple Garage Attached,
Insulated, Heated, Over Sized
Type: Detached
Style: 2 Storey
Area: Rural Rocky View County
Sub-Area: Church Ranches
Exterior: Brick, Stucco

Chris Zaharko
Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com



Chris Zaharko
Associate



Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Chris Zaharko
Associate



Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Featured Upgrades

EXTERIOR

- Driveway: Resealed and Repaired in 2014
- Stucco: Painted with elastomeric coating 2010
- Garage Door: New Clopay Gallery (9'x7') insulated doors and openers 2014
- Patio: Rundle Flagstone Patio (290 SF) landscape boulders and gardens installed 2012
- Deck: Joists & Beams upgraded, cedar magnum decking (1100 SF) & new stairs 2015 Refinished 2018
- Coach Lighting: Replaced in 2013

INTERIOR

- All poly B plumbing replaced with PEX (only one 15' poly run in basement to exterior left)
- All hardwood on main floor replaced
- Shutters installed on east and south facing windows
- All chandeliers (ensuite, foyer, dining room, kitchen & nook, den) replaced 2014
- All electrical work (wiring and receptacles) updated to new electrical code standards in all renovations
- All toilets replaced with water efficient models

BASEMENT DEVELOPMENT 2010

- Maple and cherry hardwood flooring, picture frame detail, cherry stairs and newel posts, coffered ceilings with accent lighting, tiffany chandelier
- Bar and Wine Room: granite bar counter, rock walls, 250 bottle wine room w/ granite countertops, cherry cabinetry and wine racks, cooling system, custom cherry arched door and window, LED lighting, tiffany lighting, glass storage, slate flooring.
- Exercise room: Custom maple cabinets and media cabinets, carpet
- Media room: Built in cherry cabinet, NG fireplace with rock facing and cherry custom mantle, new carpet
- Bedroom: Walk in closet and new window (code compliant)
- Bathroom: Slate walk in shower with glass doors, vanity & sink with granite countertop, sewage lift system, built in custom cherry cabinetry
- Furnace Room: new sump and sump pump installed (precautionary installation), humidifiers and humidistat, replaced two 40-gallon water heaters 2019.
- Mud Room and Laundry Room: new slate floor and built in bench with storage (extended into garage)

MASTER SUITE 2012

- Insulation over garage replaced with spray in foam/vapour barrier, new subfloor, hardwood
- NG fireplace with rock trim and custom mantle
- Cherry media cabinet installed, rock trim with cherry doors
- Coffered ceiling with beams and accent LED lighting
- Travertine walk in shower with steam unit, body sprays and shower controls
- Custom built cabinetry in bathroom area, new plumbing fixtures
- Sky light (opens)
- Custom cabinetry in the walk-in closet
- Custom built sliding pocket doors

UPPER LEVEL BATHROOM 2018

- New tub, vanity, toilet and plumbing fixtures
- New Tile floor and tile shower/tub enclosure

KITCHEN 2015

- New back splash, LED under counter lighting and crown moulding lighting
- Pot lights and chandelier
- Custom cherry cabinetry
- Kitchen island with butcher block top (free standing)
- Copper handmade farmhouse sink
- Granite counter tops with seating

BREAKFAST NOOK

- 2 new casement windows
- 11-foot French doors with sidelights onto deck, extended the nook by 4 feet

FAMILY ROOM

- Two non-load bearing walls removed, tele-post removed and replace with a 22-foot structural micro-lam beam
- Updated existing NG fireplace with new Valor Ventana series thermostatically controlled unit, 44inch wide, 12-foot rock chimney with Sapele Mahogany custom mantle, elevated hearth with 2-inch-thick natural rock
- Installed custom cherry butler pantry with granite counter top, ice maker and display cases

Discover this amazing family home situated on nearly 3 acres of treed lot in desirable Church Ranches. Siding onto a pond, this 2 storey home has been renovated and upgraded with nothing left untouched. The main floor office and sitting room make working from home easy. The main floor offers a living room with beam ceiling and rundle rock fireplace. The gourmet kitchen has been beautifully finished with granite counter, LED under mount and crown moulding lighting and custom cherry cabinetry. Upstairs the master suite features cherry cabinetry, a fireplace and beam ceilings. You won't want to leave the steam shower in this ensuite with it's body sprays and shower controls! This home offers a total of 5 beds and 4.5 baths. The basement is perfect for entertaining with its built-n bar, space for a games/pool table and family room with fireplace. Enjoy outdoor living on the huge back deck that faces onto a private manicured lawn.

