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HORSESHOE BEND

## FEATURES

### STRUCTURE

- House designed by BKDI Architects as a resort-like “Gathering Place.”
- 24-foot vaulted ceilings on Main floor.
- 2 x 6 exterior construction
- Timber frame construction on main floor.
- In October 2023 4 exterior doors on main floor were replaced with Centra triple pane glass panelled doors including interior blinds and 3-point locking system for sealing, energy conservation and appearance (\$20,000). Did not change main custom-built feature oak door.
- 9-foot ceilings on lower floor
- Exterior finish is stone and fancy cedar siding.
- Concrete fireproof roof shingles (Con-Force manufactured)
- Foundations and retaining structures are Geo-engineered for maximum stability.

### INTERIOR

- House sleeps 13 in 9 beds
- Two bedrooms have built-in 7-foot-long bunk adult beds plus space for Queen or King beds.
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- Professionally designed fitness gym with full range of machines and free weights as featured in Impact Fitness Magazine
- Steam/shower off the gym
- Large Cedar-lined Storage room/ Walk-in Closet on Lower floor

- Larger cooled Wine Cellar
- Custom built cabinetry throughout the house
- Meile Dishwasher, Clothes Washer, and Dryer
- Sub Zero Refrigerator in kitchen
- Thermador double oven and gas stove top
- Hidden TV in Kitchen
- Panasonic Microwave (Hidden)
- Manual operated Butlers-Elevator from garage to kitchen
- Flooring on Main Level is hardwood and stone.
- Lower Floor is Stone flooring is in floor heating.
- Flooring in Gym is non-allergic gym carpet.
- Sub Zero wine fridge and Bar Fridge in the entertainment Bar
- Feature Rock-faced wood burning fireplace with gas starter in Great Room
- Three level stairways between floors is custom made peeled logs designed and installed by Moose Mountain Log Homes
- Resurfaced double car garage and finished with epoxy floor in June 2023 (\$5,000)
- Built in storage cabinets in garage.

### EXTERIOR

- Childrens Playground
- Bocci ball pitch
- Exterior Hot tub with adjacent gas fire pit
- Upgraded landscaping creating 6 different gathering spaces around the property (\$100,000) taking advantage of the breathtaking views.

- Fire smart landscaping
- Exterior storage shed.
- Large wrap around deck for enjoyment and entertaining
- House was designed to take advantage of the amazing views from every vantage point in the house.
- Post and rail fencing around this gated property entry gate.
- Exterior stair treads and stringers were replaced in 2023.
- Common property abuts Kananaskis Country

### MECHANICAL

- Reverse osmosis system and water softener
- 1,100 litre cistern for back up water
- Septic field
- Heating system is provided by in- floor heating on lower floor, Garage, main floor powder room and kitchen
- Heating on main floor and upper floor by High Velocity system
- Two boilers were replaced in January 2023 (\$20,745) by Canyon Plumbing
- Air conditioning by Carrier
- Property designed for drainage
- Security system installed with video surveillance.
- Central light control
- Central control for sound throughout the house

