

3 Floorplans to Choose from:

**1510** • 1721 • 1980

WELCOME TO



## ELVEDEN COURT

A private resort-style community in Calgary's Springbank Hill.



## Floorplan 1510



Beds: 3



Baths: 2.5



Total Developed Square Footage: 2,392 square feet



Location: Heath Lots

outdoor fireplace

# Floorplan 1510

Main Level



1 Bedroom



1.5 Bathrooms



1,510 sq. ft.

Tesoro  
folding doors  
to deck area

DECK

16'0" x 10'0"

GREAT ROOM

15'0" x 16'9"

MASTER SUITE

14'4" x 13'0"

great room  
with soaring  
12-foot ceilings  
and stunning  
fireplace  
design

DINING ROOM

13'6" x 10'0"

open  
floorplan  
in main  
living area

WIC

7'0" x 8'0"

ENSUITE

charming  
ensuite with  
separate  
shower and  
soaker tub

DEN

12'6" x 9'0"

KITCHEN

13'10" x 15'10"

spacious  
kitchen with  
plenty of  
seating is  
ideal for  
entertaining

MUD/LDRY. RM.

8'4" x 6'10"

combination  
mudroom and  
laundry room  
with built-in  
cabinetry

ENTRY

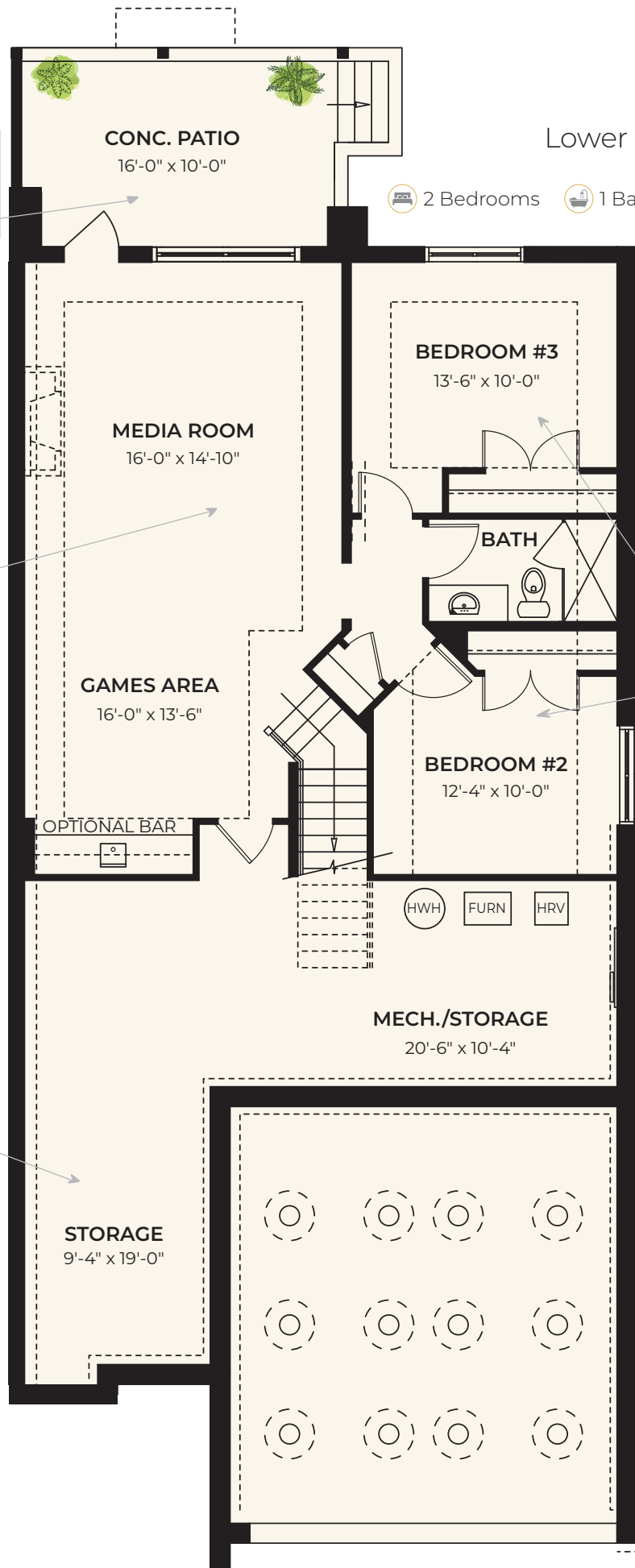
9'8" x 8'2"

LAV.

GARAGE

21'6" x 22'0"

double-car  
garage



## Lower Level



2 Bedrooms



1 Bathroom



882 sq. ft.

Total  
Developed  
Square Footage:

**2,392**  
square feet





## TREED MUNICIPAL RESERVE



Floorplan 1510 is available for placement on our Heath Lots 1 to 6. All Elveden Court floorplans have been pre-designated for select placement in our exclusive resort-style property. Prospective owners will need to choose a floorplan in concert with desired lot selection.

*Visit our  
Heath 1510  
show home  
on Lot 6!*

## The Builder



MODERNO

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Founded in 2003, Moderno began construction on finely crafted custom homes in Canmore and Calgary. Today, Moderno's homes can be found in Calgary, Vancouver, Kelowna and the Fraser Valley. Specializing in luxury custom homes, acreage and estate living, as well as lock-and-leave residential communities, we offer our customers quality, craftsmanship and an exceptional home building experience.

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## ELVEDEN COURT

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## Floorplan 1721



Beds: 3



Baths: 3



Total Developed Square Footage: 2,801 square feet



Location: Terrace or View Lots

outdoor fireplace

# Floorplan 1721

Main Level

1 Bedroom 2 Bathrooms 1,721 sq. ft.

Tesoro folding doors to deck area

Great room with soaring 12-foot ceilings and stunning fireplace design

open floorplan in main living area

L-shaped kitchen with built-in SubZero and Wolf appliances

naturally lit den adjacent to entry

DECK

18'-0" x 10'-0"

GREAT ROOM

17'-11" x 15'-6"

DINING ROOM

15'-0" x 10'-0"

KITCHEN

15'-0" x 14'-8"

DEN

8'-10" x 12'-2"

ENTRY

5'-8" x 10'-6"

MASTER SUITE

16'-4" x 13'-6"0

ENSUITE

BATH

MUD/LDRY. RM.

WIC

13'-10" x 8'-2"

GARAGE

21'-0" x 22'-0"

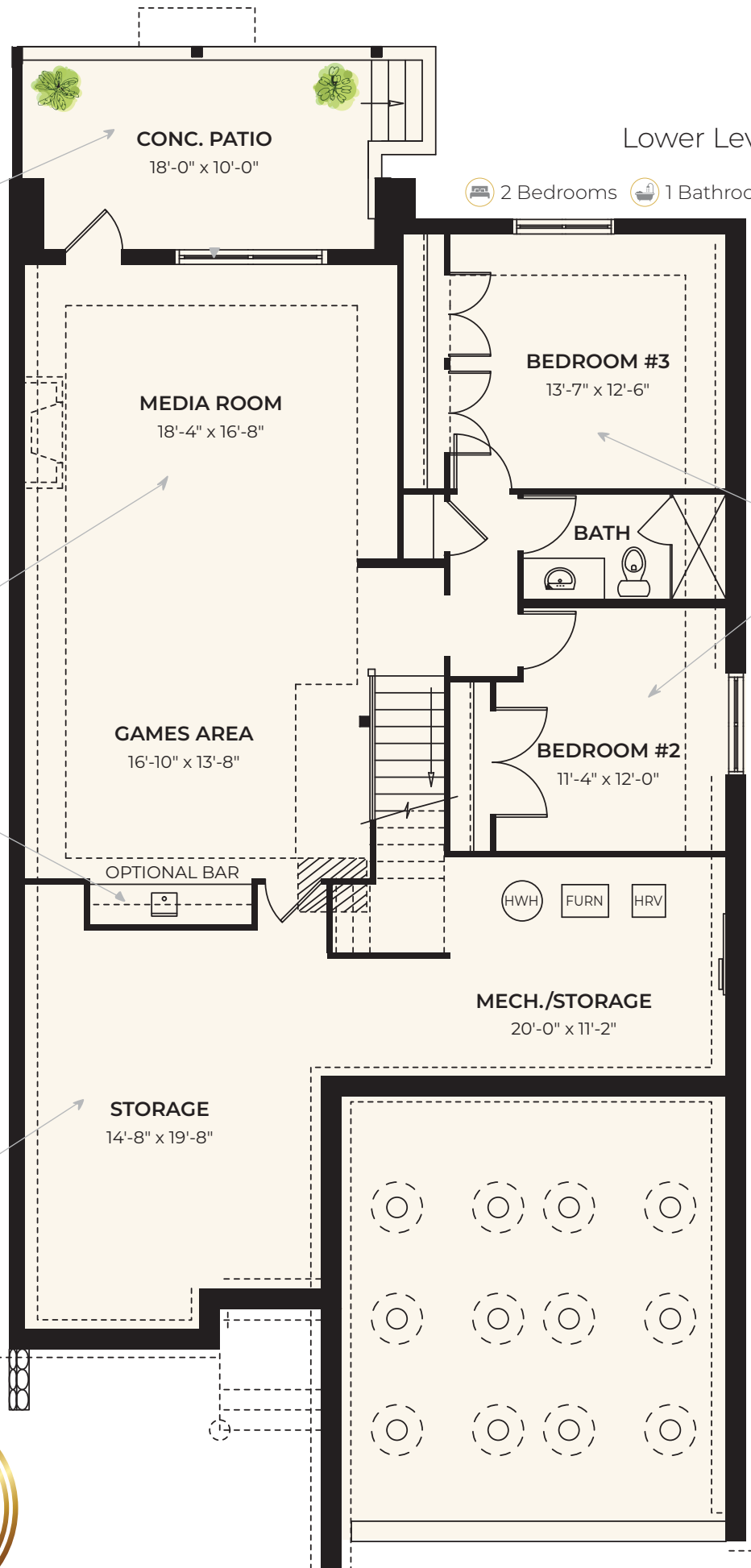
his and her sinks

luxurious ensuite with separate shower and soaker tub

expansive walk-in closet complete with built-ins

combination mudroom and laundry room with built-in cabinetry

double-car garage



## Lower Level

2 Bedrooms 1 Bathroom 1,080 sq. ft.

walk-out  
concrete  
patio with  
stairs up  
to main  
level

media  
room with  
optional  
fireplace

optional  
wet bar  
area

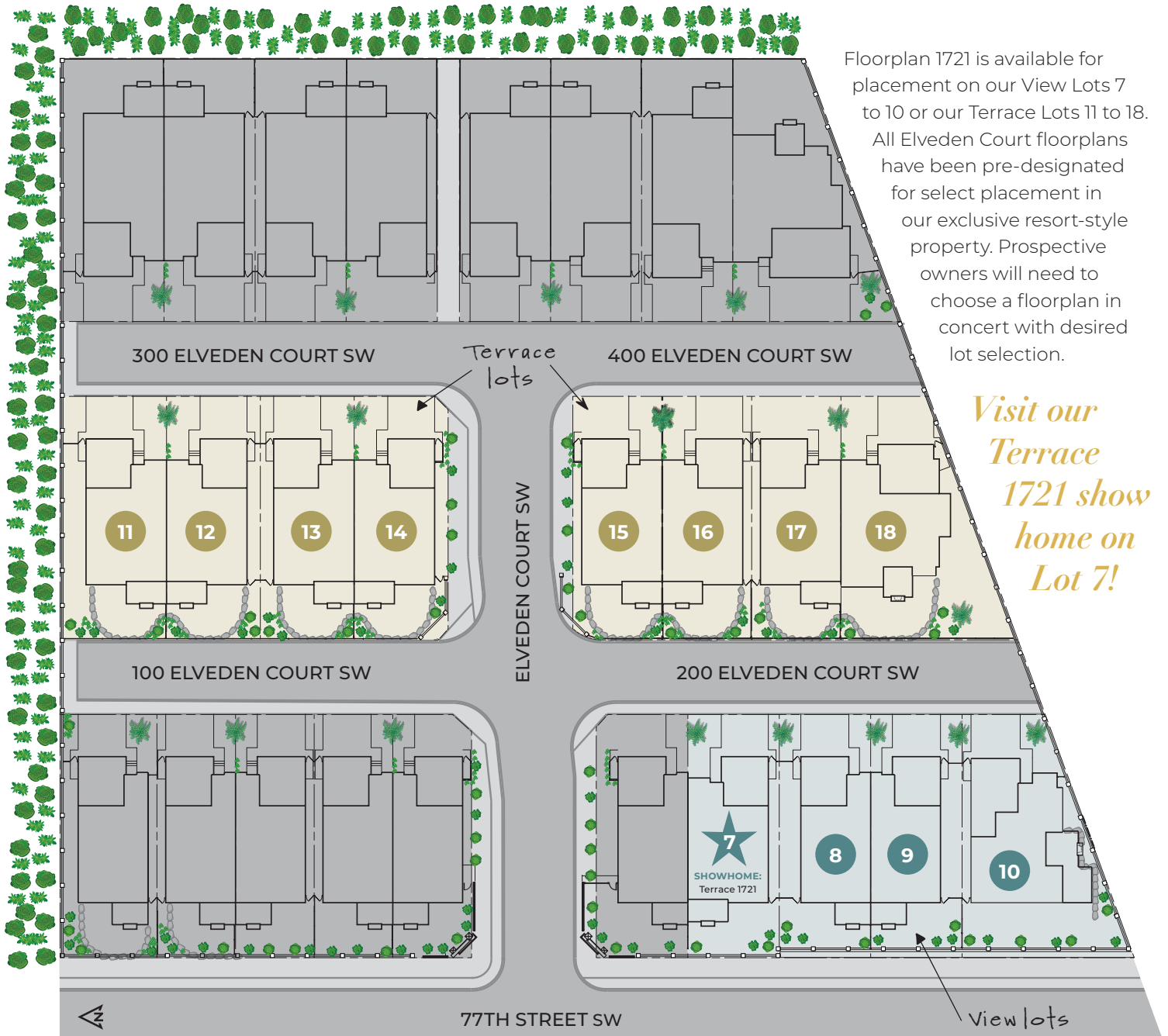
large  
storage  
area

two  
additional  
bedrooms  
with  
additional  
hallway  
separation  
from  
downstairs  
living area

Total  
Developed  
Square Footage:  
**2,801**  
square feet



## TREED MUNICIPAL RESERVE



Floorplan 1721 is available for placement on our View Lots 7 to 10 or our Terrace Lots 11 to 18. All Elveden Court floorplans have been pre-designated for select placement in our exclusive resort-style property. Prospective owners will need to choose a floorplan in concert with desired lot selection.

*Visit our  
Terrace  
1721 show  
home on  
Lot 7!*

## The Builder



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## ELVEDEN COURT

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## Floorplan 1980



Beds: 3



Baths: 2.5



Total Developed Square Footage: 3,986 square feet



Location: Forrest Lots



# Floorplan 1980

## Main Level

2 Bedrooms 1.5 Bathrooms 1,980 sq. ft.

outdoor fireplace

Tesoro  
folding  
doors to  
deck area

great room with  
soaring 12-foot  
ceilings

stunning two-  
sided fireplace  
between dining  
and great room

L-shaped kitchen  
with additional  
cabinetry

CONC. PATIO  
18'-0" x 10'-0"

GREAT ROOM  
18'-0" x 16'-6"

DINING ROOM  
17'-0" x 14'-0"

KITCHEN  
15'-10" x 15'-10"

ENTRY  
11'-6" x 12'-6"

MASTER SUITE  
16'-4" x 13'-8"

ENSUITE

WIC  
16'-4" x 6'-0"

DEN/BEDROOM #2  
11'-0" x 10'-6"

BATH

LAUNDRY/MUDROOM  
18'-6" x 6'-2"

GARAGE  
22'-0" x 24'-0"

luxurious  
ensuite with  
separate  
shower and  
soaker tub

expansive  
walk-in closet  
complete with  
built-ins

second  
bedroom  
(or den) on  
main level

combination  
mudroom and  
laundry room

double-car  
garage

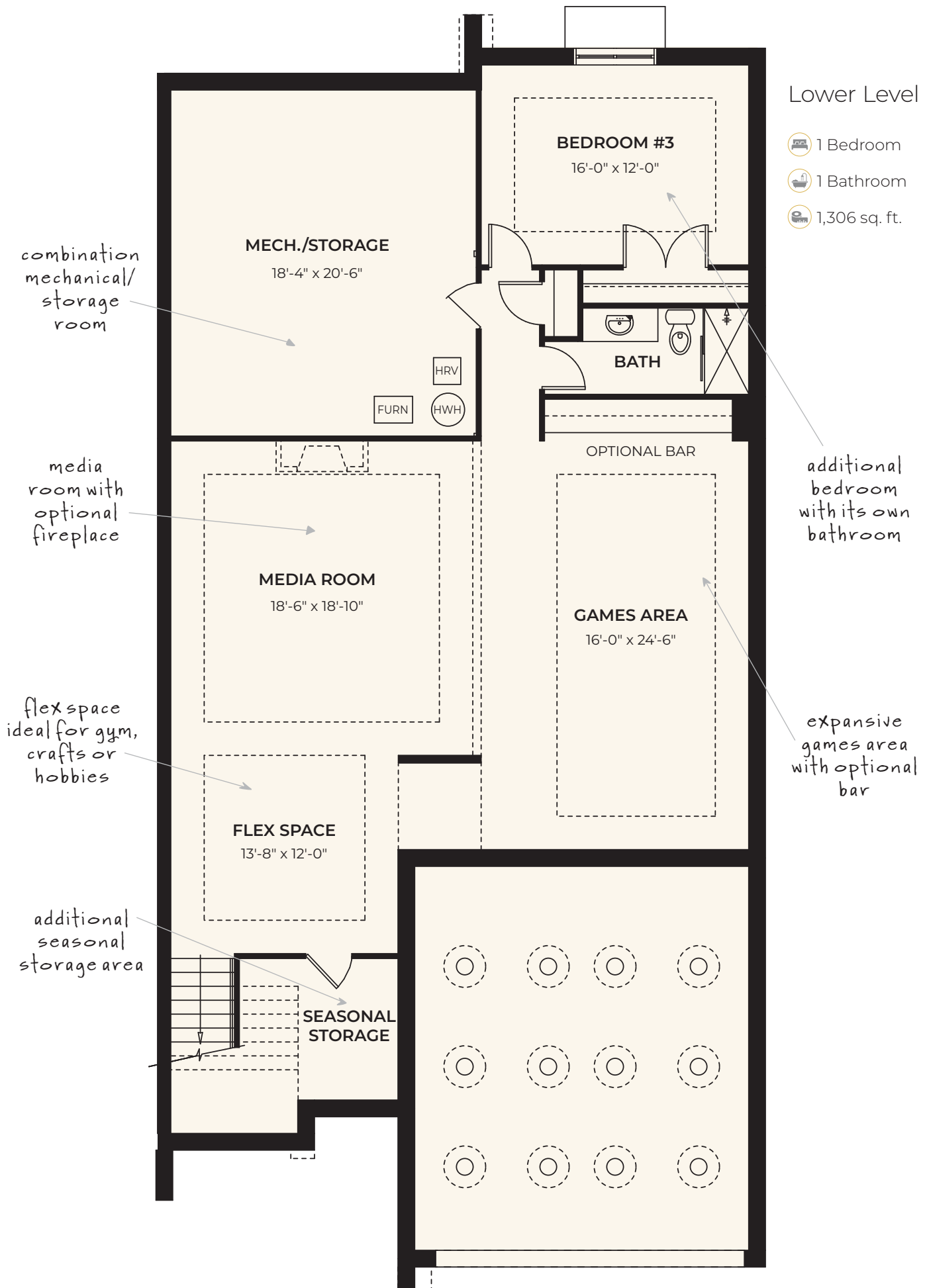
Total  
Developed  
Square Footage:  
**3,986**  
square feet



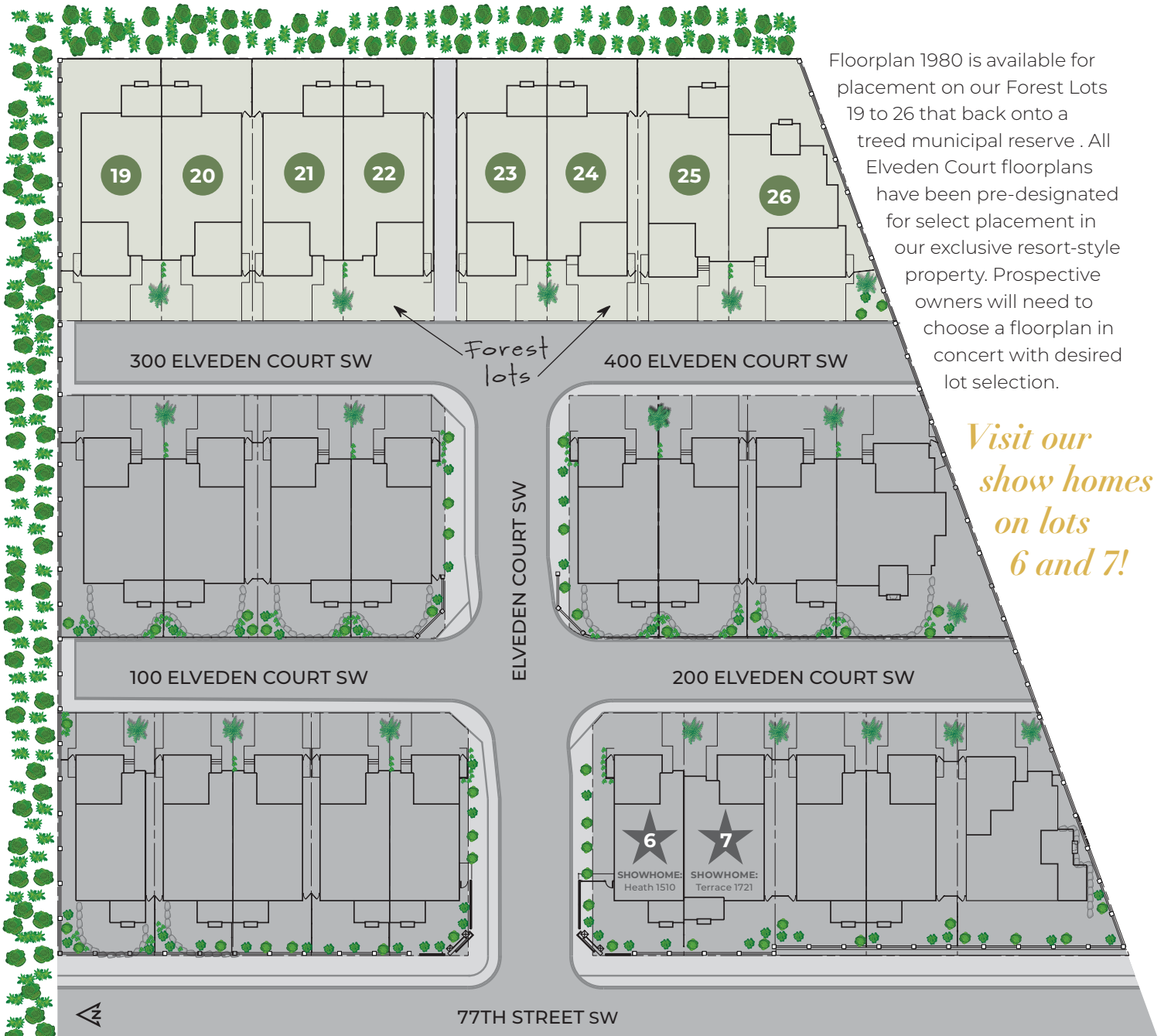


## Lower Level

- 1 Bedroom
- 1 Bathroom
- 1,306 sq. ft.



## TREED MUNICIPAL RESERVE



## The Builder



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