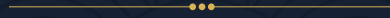




ELVEDEN COURT

A LUXURY RESORT-STYLE COMMUNITY

WELCOME TO ELVEDEN COURT



A limited offering of impeccably designed
villas in Calgary's Springbank Hill.



Unlock the Possibilities

Table of Contents

Elveden Court Welcomes You	2
Meet the Builder	11
Location Map	12
Neighbourhood and Lifestyle	13
Why Elveden Court?	16
Property Features	18
Selection Steps	20
STEP 1: Choose your Location	21
STEP 2: Choose Your Floorplans	22
STEP 3: Choose Your Interior	30
STEP 4: The Key is Yours	36
Contact Us	40



ELVEDEN COURT

WELCOME TO ELVEDEN COURT

A RESORT-STYLE COMMUNITY IN ONE OF CALGARY'S
MOST DESIRED SW NEIGHBOURHOODS

INTERIORS BY: **paullavoie**
INTERIOR DESIGN



Exterior rendering of Elveden Court luxury villas.

About paullavoie INTERIOR DESIGN

Moderno is proud to partner with Paul Lavoie Interior Design, one of Calgary's best interior design firms, specializing in residential design.

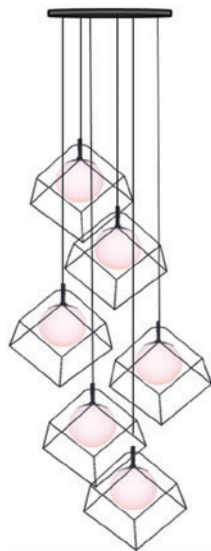
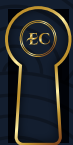
Paul Lavoie is a leading name in the design industry and his homes are known for superbly reflecting the individual style of the people that live in them. His designs are classic, functional, and distinctly creative.

The Paul Lavoie team has curated three distinct design packages for Moderno's Elveden Court Project: Serenity, Classic and Glamour.



NOTE: Colour, stone and wood swatches, and other individual interior selections (e.g., lighting fixtures, hardware etc.) displayed on pages 5-9 of this book are part of the Elveden Court interior specifications/selections. Completed interior photos, however, are shown to display interior design inspiration only.



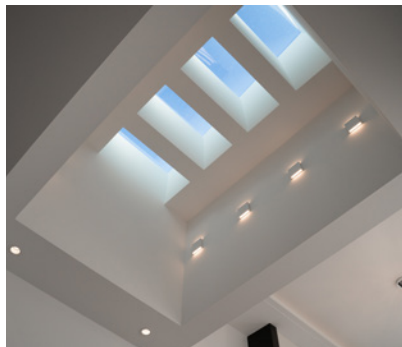




A new style of living, Elveden Court boasts luxury villas in one of Calgary's most sought-after neighbourhoods.



Enjoy thoughtfully curated interior design selections.





Our interior design details have been carefully selected for quality, style and durability.



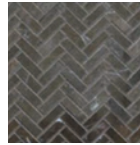
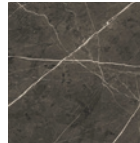


*We considered
the details so that
you don't have to.*

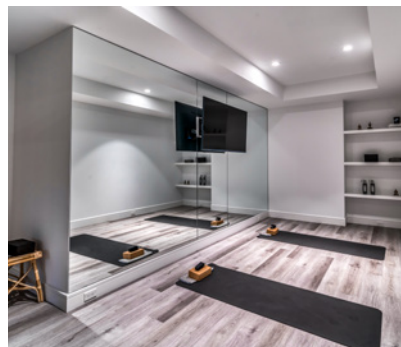


Luxurious inside
and out, Elveden
Court boasts
tremendous curb
appeal matched
only by its high-
design interiors.





Thoughtful interiors have been created for both form and function. Enjoy perfectly situated skylights, spacious closets and mirrored exercise studios.



Elegant and sophisticated open floorplan.



Created with your comfort and liveability top-of-mind, Elveden Court invites you to relax in your home movie theatre, covered outdoor patio, or serene master bedroom with ensuite.





*moderno

adjective/mo'dɜrno/

(in senso cronologico)

English: modern, contemporary



Meet the Builder



MODERNO

LUXURY AMENITIES. MODERN LIVING. ARTISAN CRAFTSMANSHIP.

modernogroup.com

Founded in 2003, Moderno began construction on finely crafted custom homes in Canmore and Calgary. Deeply rooted in four generations of custom Italian craftsmanship, Great Grandfather Samuel Croselli instilled passion and pride in his family with his love of building homes in true artisan style. The Croselli family home was built in 1906 in the Mission district and remains a vibrant part of Calgary's heritage.

Today, Moderno 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.

Get to know us and discover the Moderno difference.



Location. Location. Location.

Nestled in one of Calgary's finest and most sought-after neighbourhoods, Springbank Hill, Elveden Court offers residents resort-style living in the heart of Calgary. With panoramic views of the Rocky Mountains, plenty of amenities nearby, and easy access to Calgary's inner core, Elveden Court is a rare opportunity for discerning homeowners.



Springbank Hill Lifestyle

Originally known for its fine luxury homes on sprawling lots with views of the foothills and Rocky Mountains, the Springbank area has always been a favourite for Calgarians in the know. The neighbourhood of Springbank Hill was once the eastern portion of Springbank and in 1999 was annexed by the City of Calgary from Rocky View County. Today, Springbank Hill is a diverse community that enjoys the benefits of rural living in a distinctly urban setting. It is immensely popular with its residents due to its proximity to the mountains and city core, plentiful recreation options, great schools and bountiful amenities.



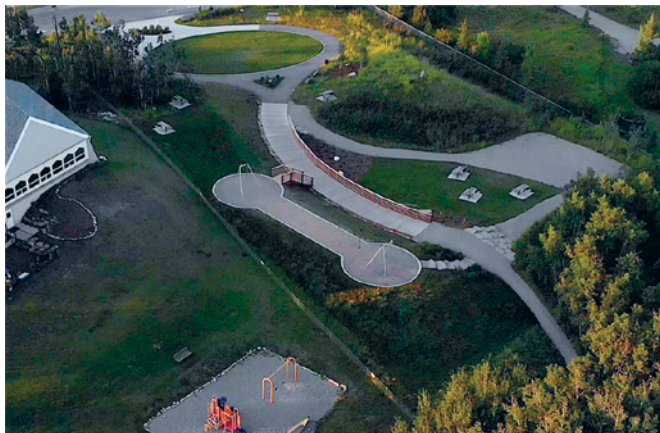
A private sanctuary for the discerning homeowner.





RECREATION ABOUNDS!

Springbank Hill is perfect for those with an active lifestyle. Close to both indoor and outdoor recreation, including Calgary's popular Westside Recreation Centre, Elveden Court's prime location puts homeowners within a stone's throw of various recreational pursuits. Step outside your doors and enjoy golfing, hiking, horseback riding or any variety of outdoor activities just minutes away.



Some Recreation Offerings:

- Westside Recreation Centre
- Optimist Athletic Park
- Four-acre natural community park
- Horseback Riding
- Hiking
- Golfing (Pinebrook, Elbow Springs, and The Glencoe Golf and Country Club)
- Yoga

Elveden Court backs on to a mature, treed municipal reserve with a walking path and children's play area.

AMENITIES GALORE

You're never far in Springbank Hill. Whether you're a fashion enthusiast or a gourmand, you'll find plenty of nearby shopping and dining options. With three major shopping and service centres within minutes, you'll also be close to professional services (like doctors, lawyers, and accountants), spas and hair salons, major grocery stores, a movie theatre and coffee shops. Quick stops, regular appointments, evenings out, or afternoon shopping sprees will be a breeze!



Nearby Shopping Centres:

- Signal Hill Centre
- Westhills Towne Centre
- Aspen Landing Shopping Centre

Notable Nearby Restaurants and Markets:

- A Ladybug Bakery and Café
- Mercato West
- Sunterra Market
- Kabuku
- Allora Italian

EASY ACCESS

Heading downtown for a special night out, or perhaps as part of your regular morning commute? No problem. Springbank Hill enjoys easy and ready access to some of Calgary's main connectors like 17 Ave SW and Bow Trail. Don't want to drive? The recently constructed 69th Street SW CTrain LRT station, complete with spacious Park and Ride, is also just minutes away from Elveden Court.

For mountain enthusiasts, it's just a short car drive to the Rockies. Enjoy skiing, hiking and scenic views less than an hour away. The nearby communities of Bragg Creek, Kananaskis, Canmore and Banff await!



NEARBY CONNECTORS:

- 17th Avenue SW
- Sarcee Trail
- 69th Street SW
- Highway 8
- Stoney Trail Ring Road

LRT STATION:

- 69 Street SW Station
Includes Park & Ride



Why Elveden Court?

RESORT-STYLE LIVING

Resort-style living is a new way of living for homeowners seeking a maintenance-free lifestyle. At Elveden Court, your property will be looked after year-round, regardless if it is occupied. Landscaping, snow removal, lighting (and more!) have all been intelligently designed to ensure optimal security of the premises. Whether you're a snowbird who winters down south, a weekend warrior, or an avid traveler, you can rest assured that your home will always appear occupied and maintained, letting you enjoy your time away.



LOCK AND LEAVE

At Elveden Court, we offer residents peace of mind through our fulsome community care. Through the provision of snow-removal services, landscaping, and enhanced security measures, residents can lock and leave their villas, assured their property will be safe and well preserved upon their return.





LIMITED OPPORTUNITY

Elveden Court is truly one of the last new communities of its kind. With its location in the highly sought-after Springbank Hill, views of the Rocky Mountain foothills, and easy access to both the downtown core and the mountains, Elveden Court offers a unique and desirable living proposition for homeowners. Backed by ample greenspace, this master-crafted community of luxury villas will be a true gem in the city of Calgary. Carefully considered architectural controls will ensure a seamless look and feel to the entirety of the community, protecting both your real estate investment and views of streetscapes.

A SUSTAINABLE COMMUNITY

At Moderno, we build to a higher standard. We are continually looking for ways to improve and deliver an environmentally conscious home... it's in our DNA as a sustainable builder. Elveden Court has been designed with numerous sustainable features – from foundations to roofs and every room in between. Our villas will be built to optimize energy efficiency and deliver sound performance. We've even future-proofed our build design to accommodate later additions of advanced technologies or renewables, like solar panels or fibre optics.

Owners can expect to realize the benefits of our sustainable building practices through reduced costs of ownership, namely, lower bills for utilities, insurance premiums and upkeep.

Sustainable home features include:

- Insulated Concrete Walls
- Smart Home Technology
- Exceptional Indoor Air Quality
- Noise-buffering Architecture
- Superior Heating, Cooling and Ventilation
- Future-conscious Design for Sustainable Choices

*Enjoy sustainable home building, maintenance-free living,
and all of the comforts of a lock-and-leave community.
There are many reasons to live at Elveden Court.*



Property Features

A master-planned community, Elveden Court's distinct villas will be complemented by tasteful and organic landscaping. Manicured lawns, architectural planters and colourful shrubbery will meld with Calgary's unique prairiescapes to give the community a seamless transition to the broader environment.



Landscaping Highlights

- Trees, shrubs and plants perfectly selected to beautify boulevards and villa properties.
- Soft landscape lighting will be thoughtfully placed and lit in the evenings for increased villa and community security.
- Plant species and planting materials chosen to flourish in Calgary's climate, with low-maintenance influences as part of species selection.
- Common property and villa irrigation controlled and maintained via Architectural Controls/Condominium.
- Common property and villa landscape maintenance, landscape lighting maintained via Architectural Controls/Condominium.





ELVEDEN COURT

*Evening streetscape view of the
Elveden Court Property.*

Step Right In

Elveden Court offers a refined community of living for owners who want the feel of a custom home, but none of the effort and oversight. Simply choose your preferred home location, floor plan and interior design palette. Then sign on the dotted line and we'll do the rest.



Step 1:

LOT SELECTION

Choose your preferred home location. Select one of 26 lots, each with either mountain or master-planned community views. Lots are designated for one of three types of home models, so owners need to choose their preferred lot in concert with their desired home model.



Step 2:

FLOORPLAN SELECTION

Elveden Court offers three villa floorplans for prospective home buyers. Ranging in size from 1,510 square feet* to 1,814 square feet*, all of our villas offer three bedrooms and downstairs walk-outs in a variety of configurations.



Step 3:

INTERIOR DESIGN SELECTION

Once you've selected your lot and floorplan, you can choose from one of three interior design inspirations, curated by Paul Lavoie Interior Design. With three distinct colour palettes—light, warm and dark—and unique design styles, you're sure to find your perfect fit.



Step 4:

PURCHASE INTENT

Sign on the dotted line, make the requisite financial commitments, and come back to see us in approximately 10 months. We'll use the time productively to expertly construct your chosen villa, complete with your desired floorplan and interior design selections.



TREED MUNICIPAL RESERVE

1

Step 1:

LOT SELECTION

Choose from one of 26 lots. All Elveden Court lots have been pre-designated for one of three types of home models, so prospective owners will need to choose their preferred lot in concert with their desired home model.

LOCATION

Choose one of:

- **HEATH:** 1510 Model
- **TERRACE:** 1721 Model
- **VIEW:** 1721 Model
- **FOREST:** 1968 Model

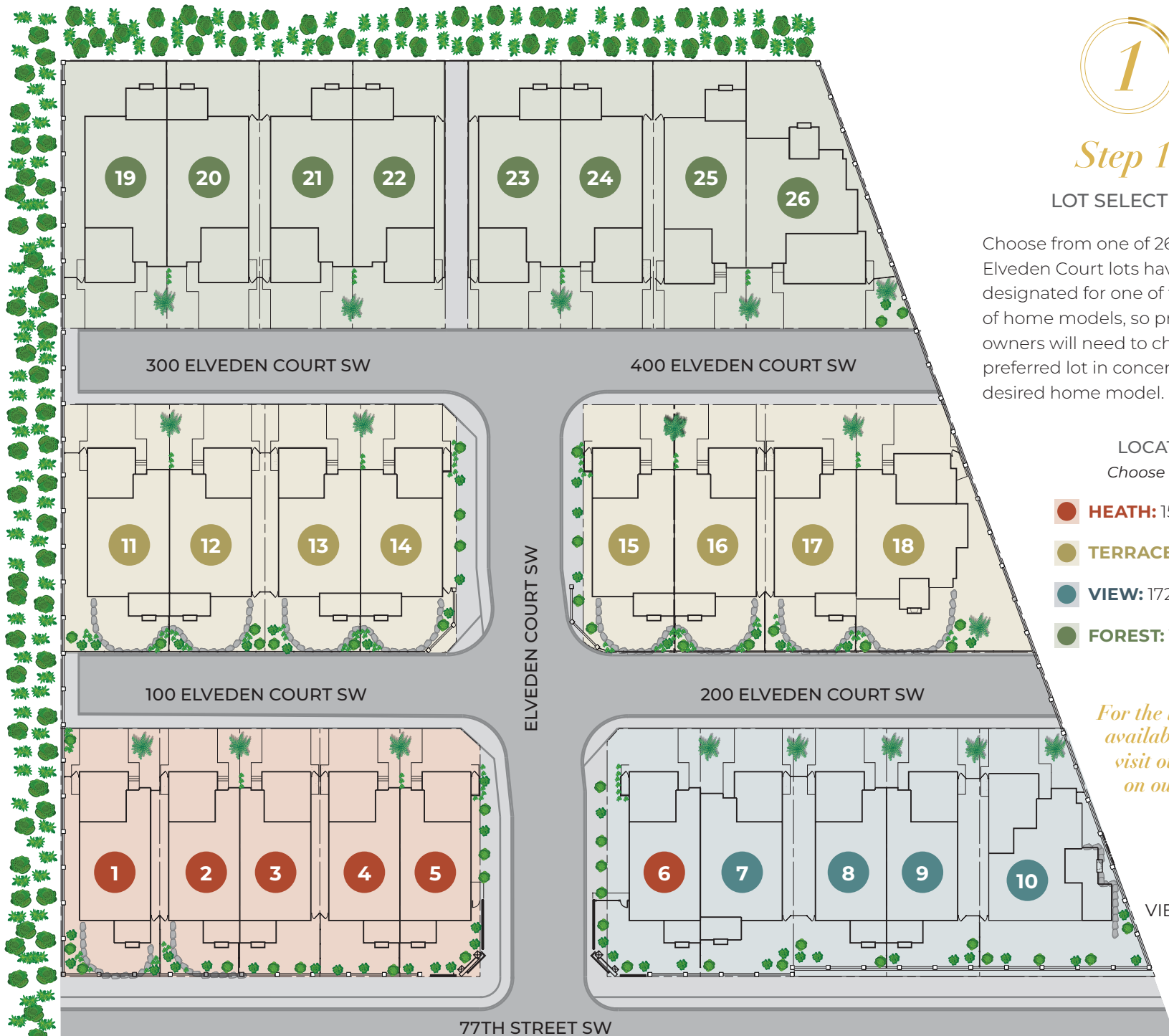
For the latest lot availability, please visit our lot map on our website.

8
FOREST LOTS

8
TERRACE LOTS

6
HEATH LOTS




4
VIEW LOTS



77TH STREET SW

Floorplan 1510

Main Level

-  1 Bedroom
-  1.5 Bathrooms
-  1,510 square feet

Step 2:

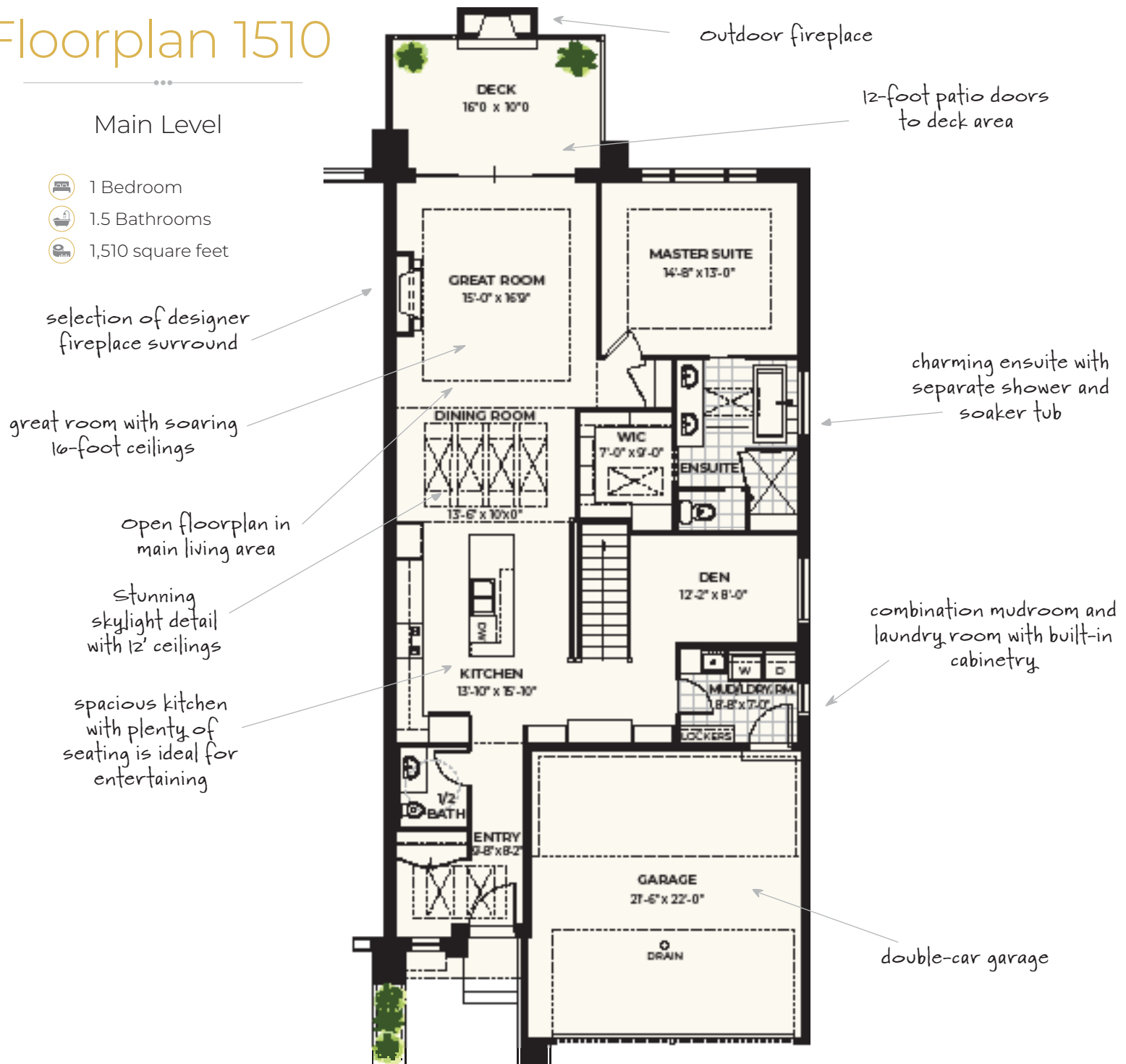
FLOORPLAN SELECTION



FLOORPLANS




Choose one of:

- 1510 Model
(Location: Heath)
- 1721 Model
(Location: Terrace)
- 1968 Model
(Location: Forest)



Floorplan 1510

Lower Level

-  2 Bedrooms
-  1 Bathroom
-  990 square feet

Step 2:

FLOORPLAN
SELECTION



two additional bedrooms
with hallway separation
from downstairs living area

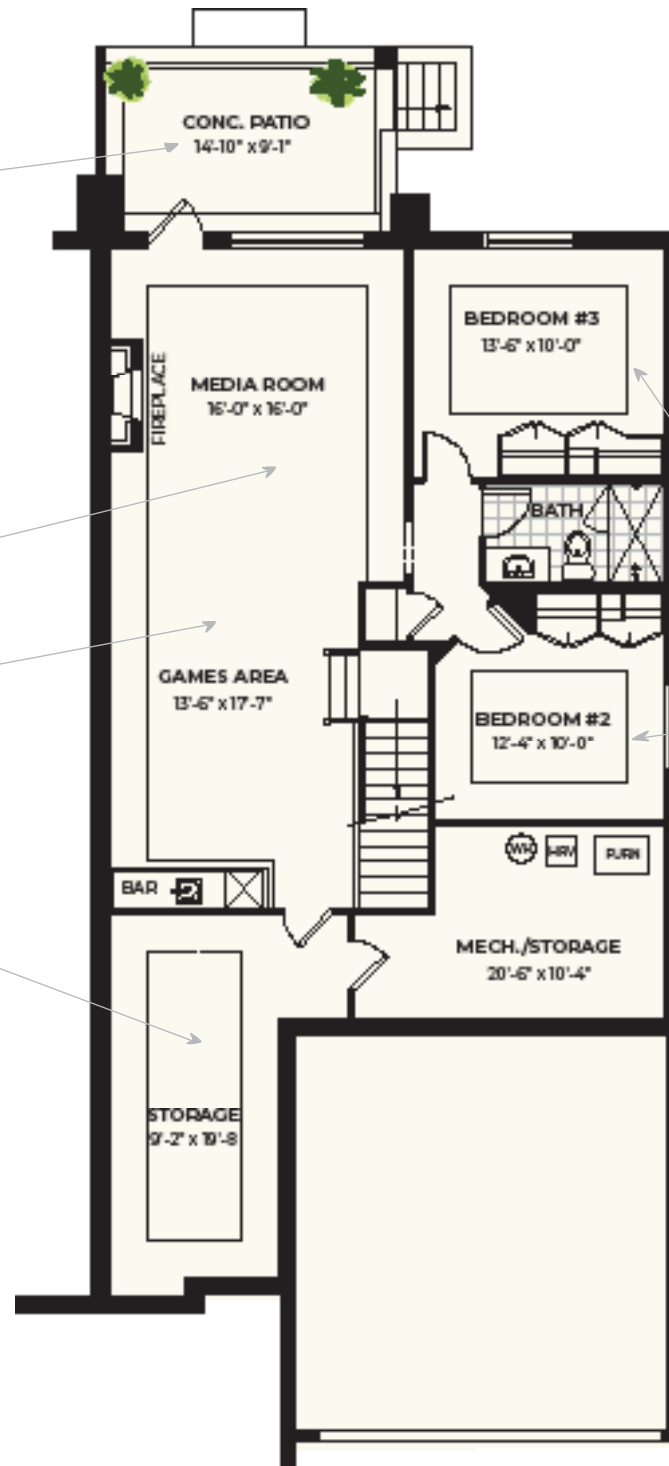
walk-out concrete
patio with stairs
to backyard

media room with
optional fireplace

9-foot ceiling height

large storage area

Total
Developed
Square Footage:
2,500
square feet



Floorplan 1721

Main Level

- 1 Bedroom
- 1.5 Bathrooms
- 1,721 square feet

Step 2:

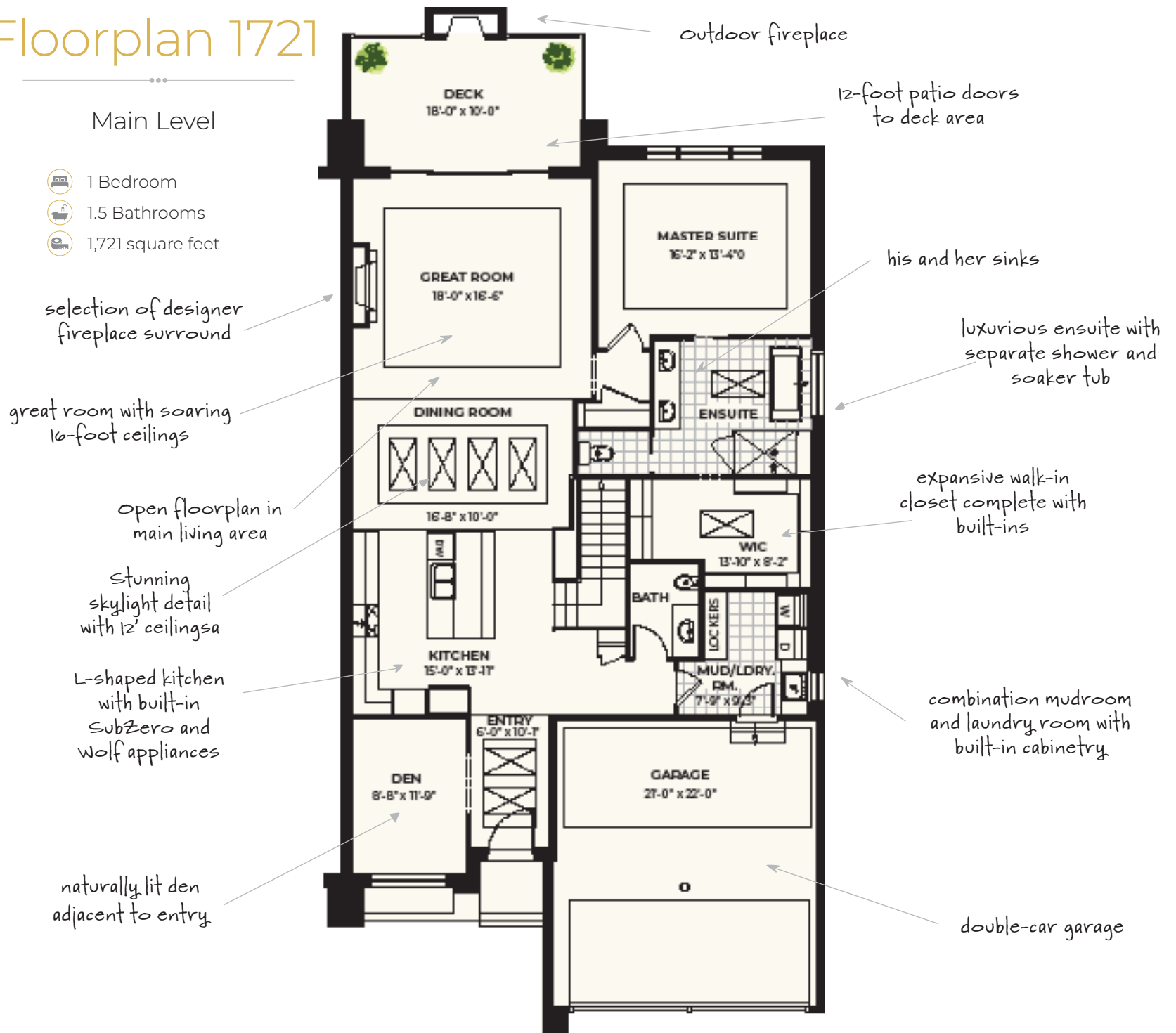
FLOORPLAN SELECTION



FLOORPLANS




Choose one of:

- 1510 Model
(Location: Heath)
- 1721 Model
(Location: Terrace)
- 1968 Model
(Location: Forest)



Floorplan 1721

Lower Level

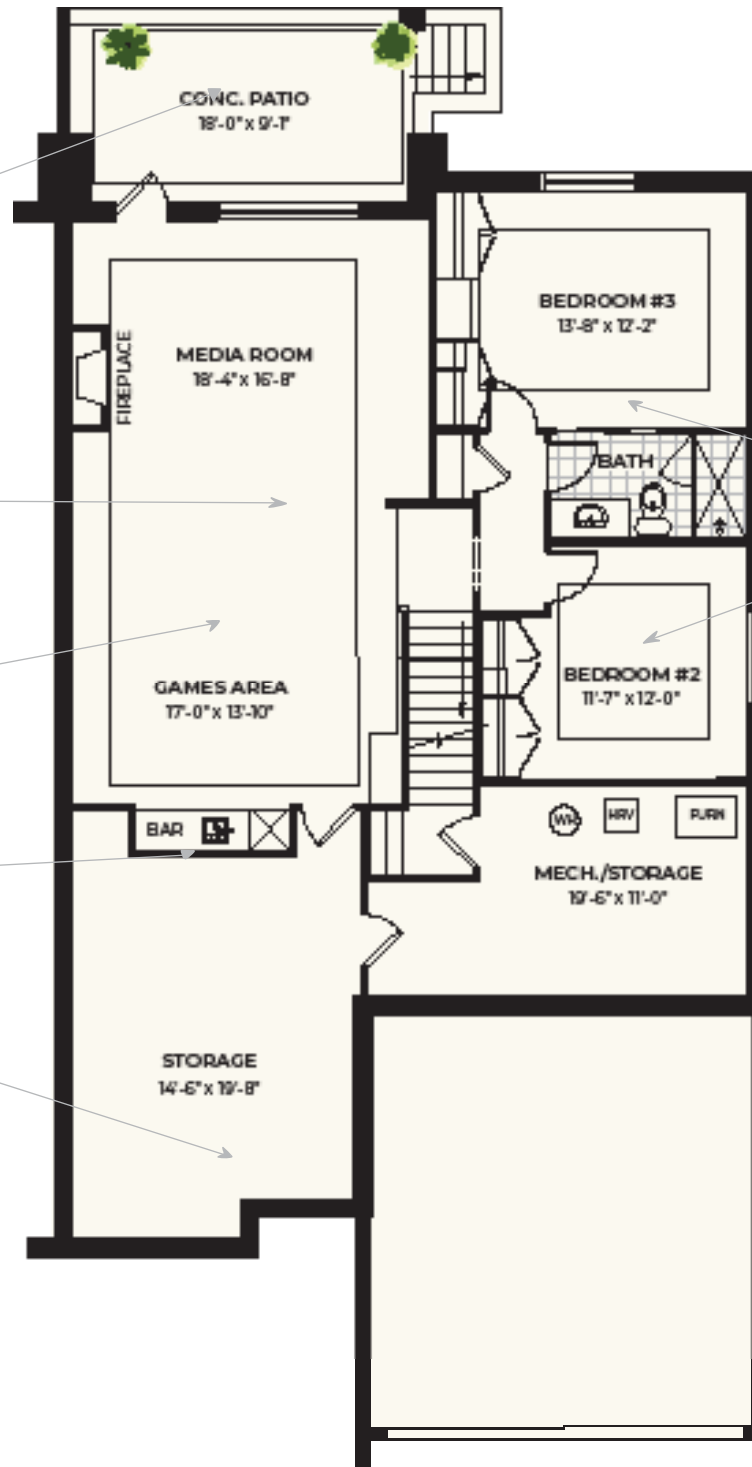
-  2 Bedrooms
-  1 Bathroom
-  1,080 square feet

Step 2:

FLOORPLAN
SELECTION



two additional
bedrooms with extra
hallway separation
from downstairs
living area



walk-out concrete
patio with stairs up to
main level

media room
with fireplace

9-foot ceiling height

wet bar area

large storage area

Total
Developed
Square Footage:
2,801
square feet

Floorplan 1968

Main Level

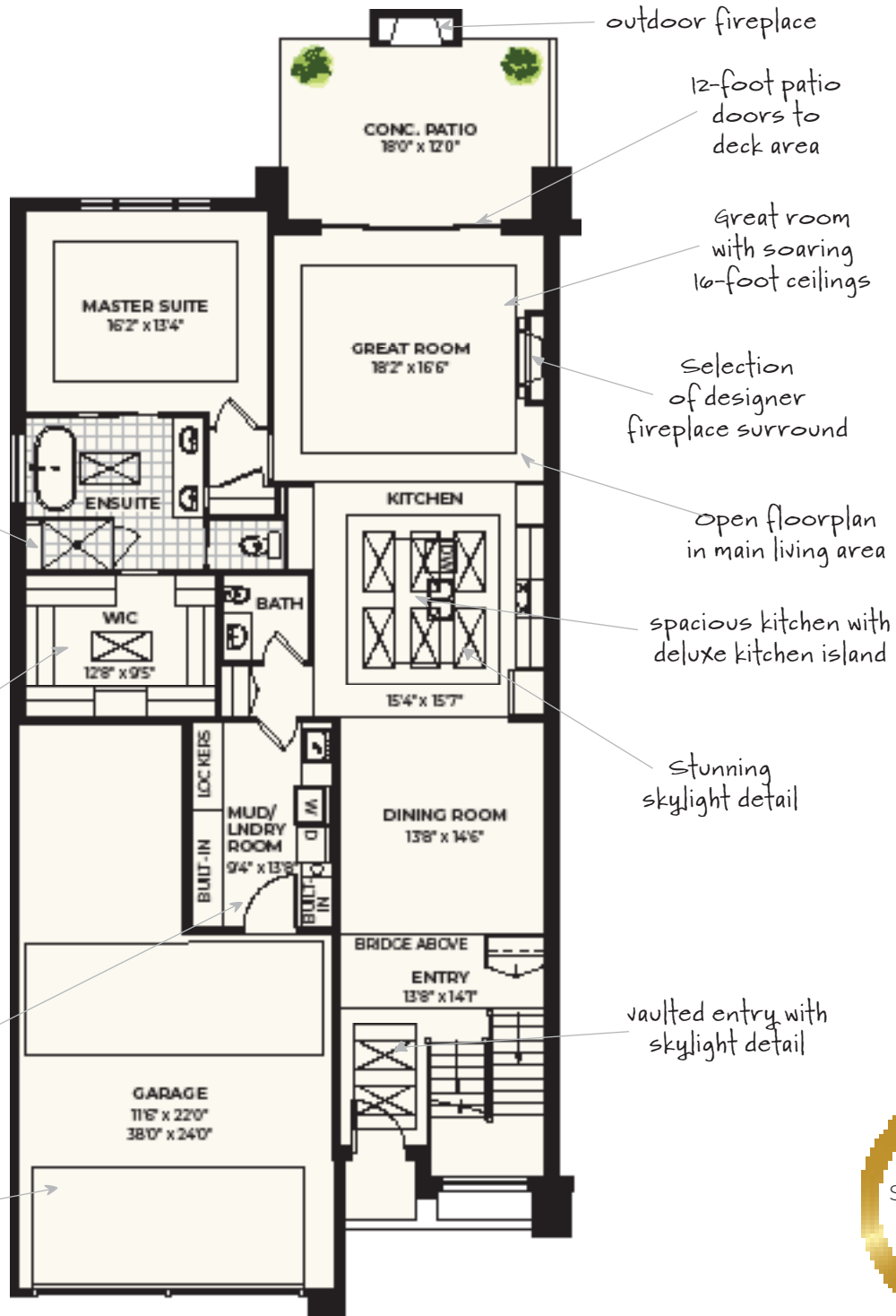
- 1 Bedroom
- 1.5 Bathrooms
- 1,968 square feet

elegant ensuite with separate shower and soaker tub

expansive walk-in closet complete with built-ins

combination mudroom and laundry room

triple-car garage



Step 2: FLOORPLAN SELECTION



FLOORPLANS Choose one of:

- 1510 Model
(Location: Heath)
- 1721 Model
(Location: Terrace)
- 1968 Model
(Location: Forest)

Total
Developed
Square Footage:
3,152
square feet

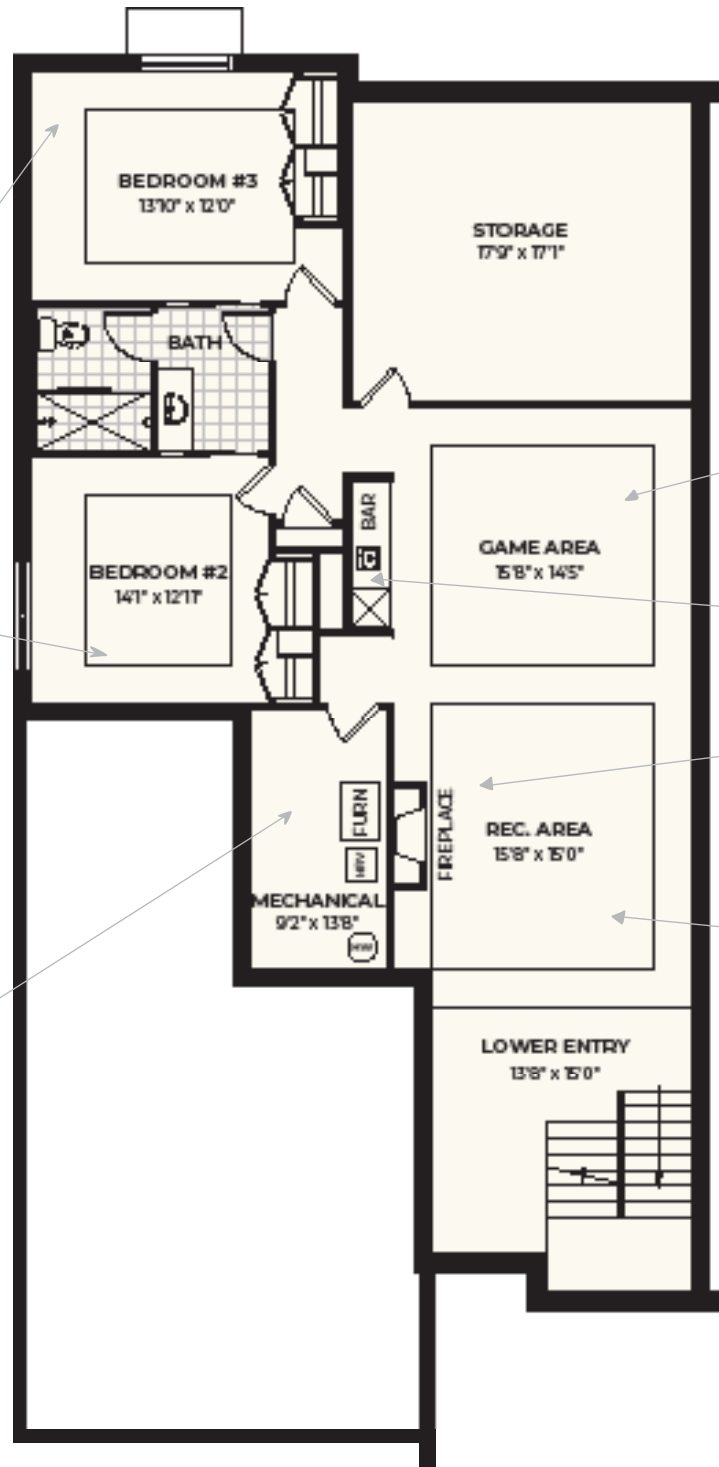
Floorplan 1968

Lower Level

- 2 Bedrooms
- 1 Bathroom
- 1,184 square feet

two additional bedrooms with extra hallway separation from downstairs living area

combination mechanical/storage room



expansive games area

wet bar

rec. area with fireplace

9-foot ceiling height

Step 2:
FLOORPLAN
SELECTION



Floorplan 1968

Roof-Top Patio

Enjoy your own spacious roof-top patio! With 310 square feet of space, you can bask in your own private retreat. Part covered, and part uncovered, this patio is ideal for year-round use. This patio layout is standard (included) in the 1968 model.

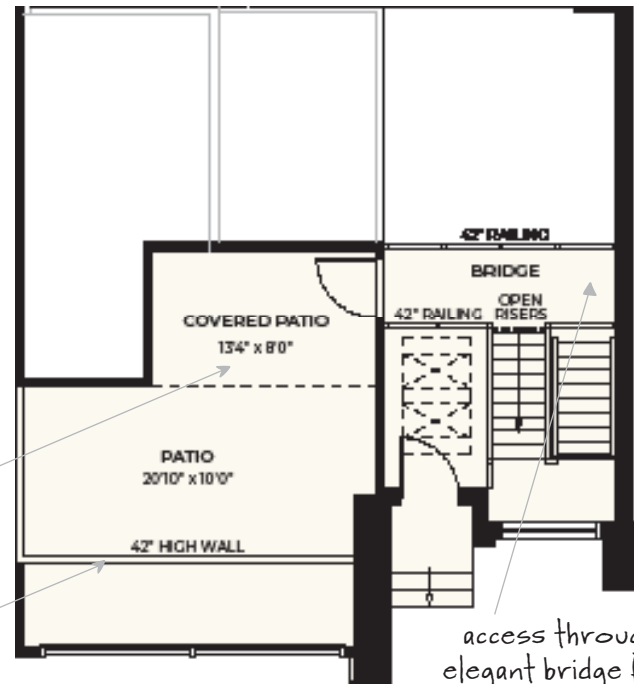
 310 square feet

covered patio for
year-round use

42"-wall for safety and
optimal privacy

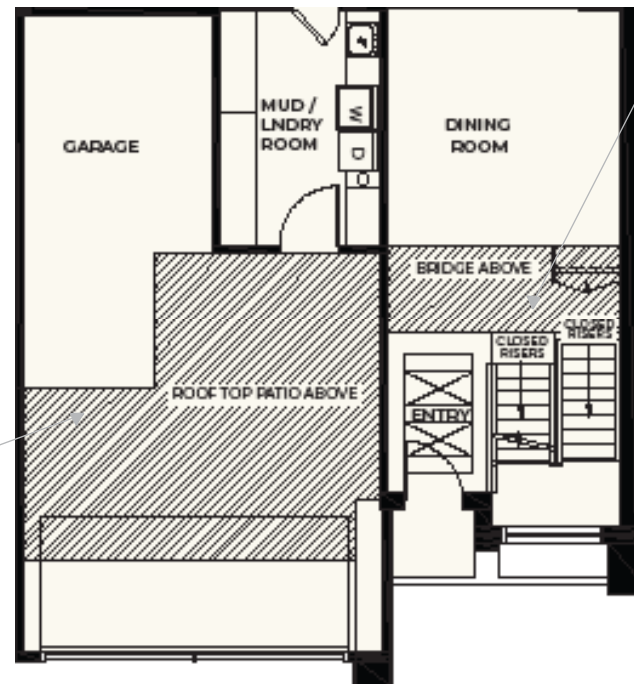
patio situated above the garage to
minimize sound effects

Outdoor Patio Orientation - Patio View



access through stairway and
elegant bridge from main entry.

Indoor Patio Orientation - Main Floor View



Step 2:

FLOORPLAN SELECTION






FLOORPLANS

Choose one of:

- 1510 Model
(Location: Heath)
- 1721 Model
(Location: Terrace)
- 1968 Model
(Location: Forest)

Floorplan 1968

Optional Upper Floor Plan

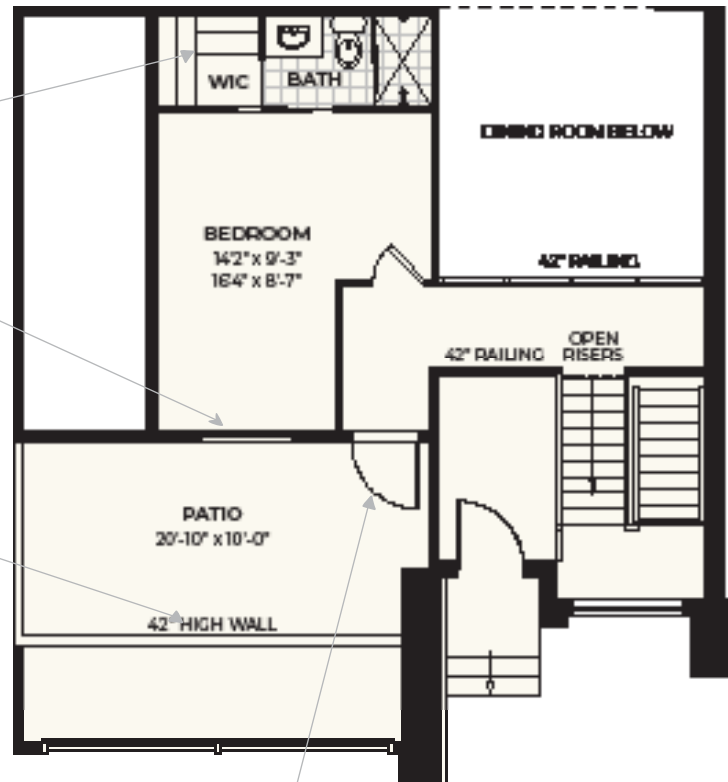
-  1 Bedroom
-  1 Bathroom
-  266 square feet

Step 2:

FLOORPLAN SELECTION



Please note the optional upper floor plan does not allow for the covered patio option shown on the "Rooftop Terrace" page and instead has the outdoor patio space only.



additional bedroom and bathroom above garage and mudroom/laundry

large windows overlooking the patio from additional bedroom

situated above the garage to minimize sound effects

secure outdoor patio access from upper level

Optional Developed Square Footage:

266
square feet

Step 3:

INTERIOR DESIGN SELECTION



INTERIOR DESIGN

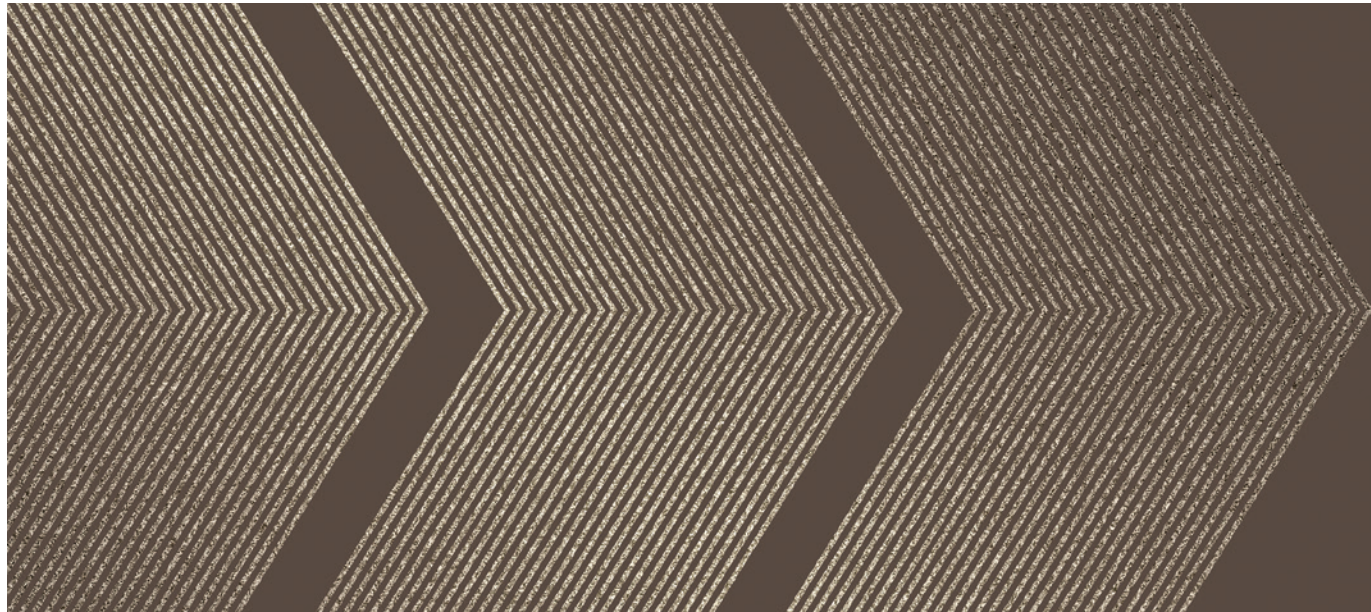
Choose one of:

- Glamour
- Classic
- Serenity

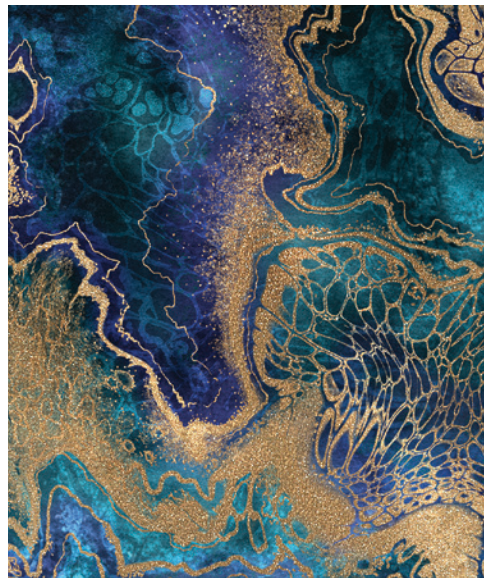
Interior Style: *Glamour*

EDGY. GEOMETRIC. SHINY.

Welcome to upscale glitz. The Glamour design style is rich, opulent and high contrast. White juxtaposes with dark; and glass mixes seamlessly with metal. High gloss, geometric patterns and metallic tile provide the beautiful backgrounds for luxury living.



INTERIOR DESIGN BY: **paullavoie**
INTERIOR DESIGN



STYLE: Modern/Contemporary

COLOURS AND TEXTURES:
White, black, glass, metallics
and contoured edges.

TONE: Dark

Step 3:

INTERIOR
DESIGN
SELECTION



Inspired by the bold and the beautiful.

Step 3:

INTERIOR
DESIGN
SELECTION



INTERIOR
DESIGN

Choose one of:

- Glamour
- Classic
- Serenity

Interior Style: *Classic*

ELEGANT. MUTED. TRADITIONAL.

Timeless elegance defines our Class design style. Medium woods, gentle taupes and greys work together seamlessly together to weave together a style that is refined and simply sophisticated.



INTERIOR DESIGN BY: **paullavoie**
INTERIOR DESIGN



STYLE: Traditional/Transitional

COLOURS AND TEXTURES:
Whites, taupes, greys, black,
metallic tile, medium wood.

TONE: Medium



Step 3:

INTERIOR
DESIGN
SELECTION



Inspired by the intricate textures of marble, wood grain and rich fabrics.

Step 3:

INTERIOR DESIGN SELECTION



INTERIOR DESIGN

Choose one of:

- Glamour
- Classic
- Serenity

Interior Style: *Serenity*

TRANQUIL. GRACEFUL. COOL.

Rest and relax in your serene sanctuary. The Serenity design style invokes calmness and zen through its use of graceful whites and marbled textures. Beautiful pops of blues and geometric patterns lend visual interest and appeal.



INTERIOR DESIGN BY: **paullavoie**
INTERIOR DESIGN



STYLE: Modern/Transitional

COLOURS AND TEXTURES:
Whites, blues, marbled
stone, glass, light wood

TONE: Light

Step 3:

INTERIOR
DESIGN
SELECTION



Inspired by the sea and the treasures it shares.

Step 4:

INTENT TO
PURCHASE



Let us do the rest.

Once you've selected your lot and desired floorplan, and made your interior design selection, you're done with the heavy lifting. We'll carefully walk you through your building contract and financial commitments. We'll answer any questions you may have to make you comfortable with our team, processes, schedules and timelines.

WHEN CAN I MOVE IN?

Site grading and underground services for Elveden Court began in Spring 2020, with home construction starting shortly after. Possession and occupancy started in Spring/Summer 2021.

We'll use detailed project and construction schedules to meet the expected project-development timelines. Throughout the construction process, you'll be able to contact us at any time to get a progress update or to answer any questions you may have prior to the completion of your home.









CONTACT US:

We invite you to contact us today to unlock the possibilities that await you at Elveden Court.

EMAIL: sales@modernogroup.com

PHONE: 403.663.0123

WEB: elvedencourt.com

ELVEDEN COURT

The Key is Yours.



Unlock the Possibilities



ELVEDEN COURT

