


 3-5 Beds
  2.5-3.5 Baths
  2,954 to 3,278 Square Feet
  Three optional floor plans

Style: WEST COAST CONTEMPORARY





 MODERNO

MAIN LEVEL

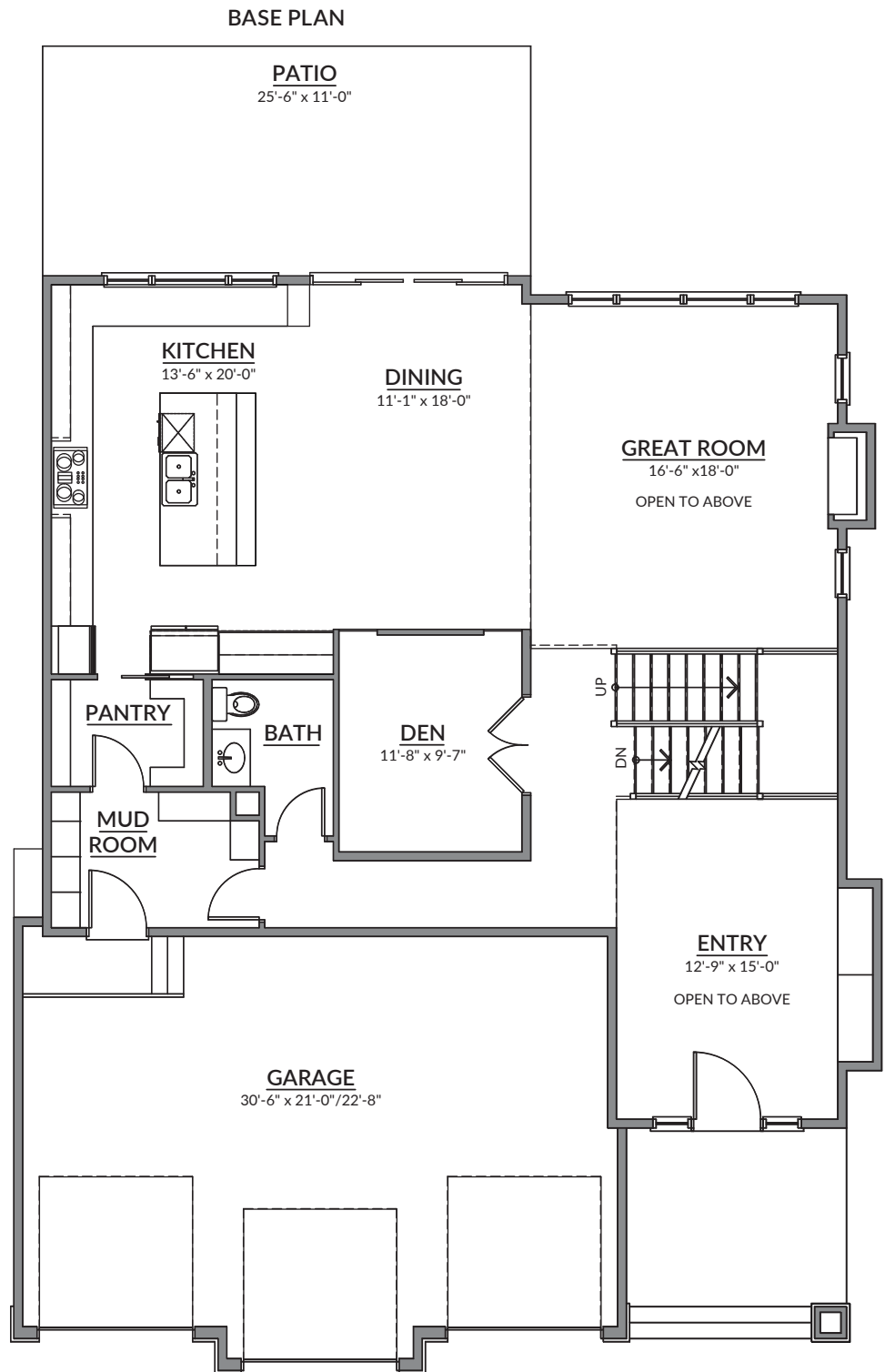
1,576 SQ. FT. ■ 10' CEILING HEIGHT

Avanti

Highlights:

- Grand entry
- Open-concept floor plan
- 20-foot-high coffered ceilings
- Spacious kitchen boasts site-finished cabinetry
- Abundant windows and skylights
- Modern gas-burning fireplace
- Enclosed den/office
- Mudroom with site-finished cabinetry
- Oversized triple-car garage

Please come in!



OPEN CONCEPT ■ HIGH CEILINGS ■ GRAND ENTRY



AVANTI

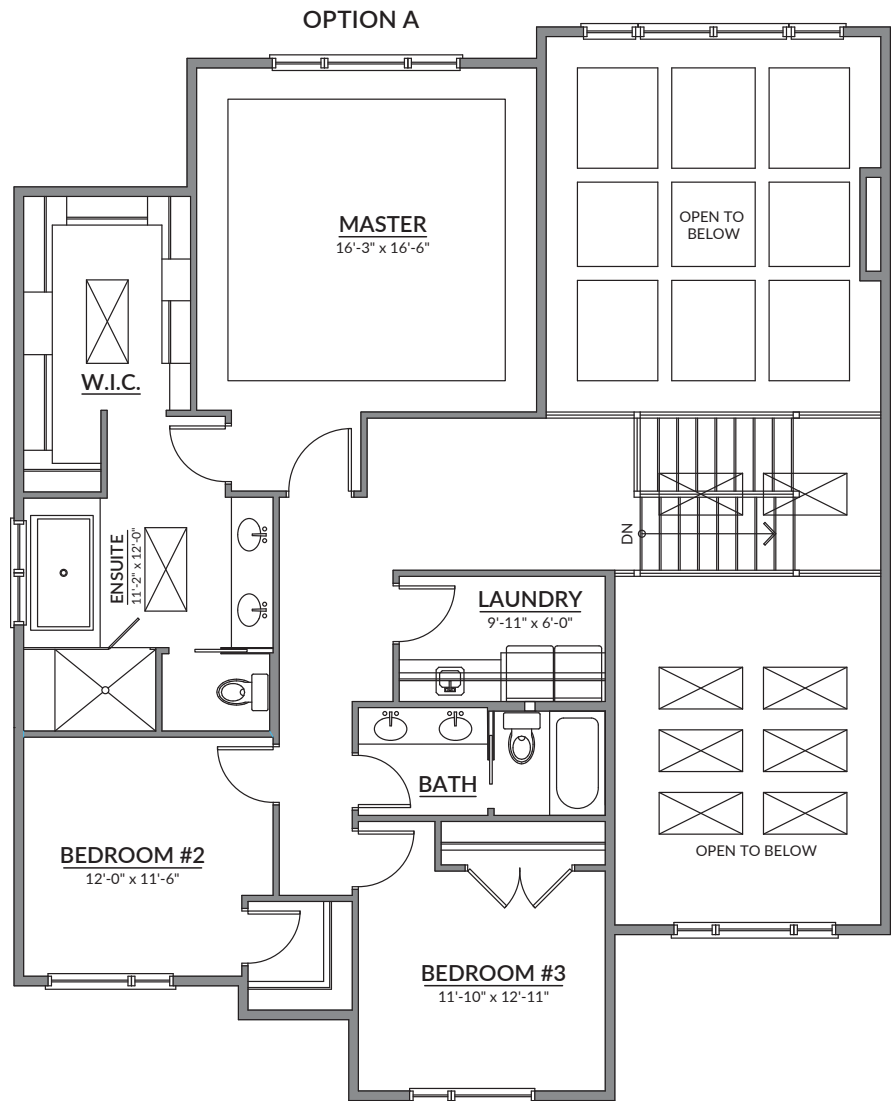
SECOND LEVEL

1,369 SQ. FT. ■ 9' CEILING HEIGHT

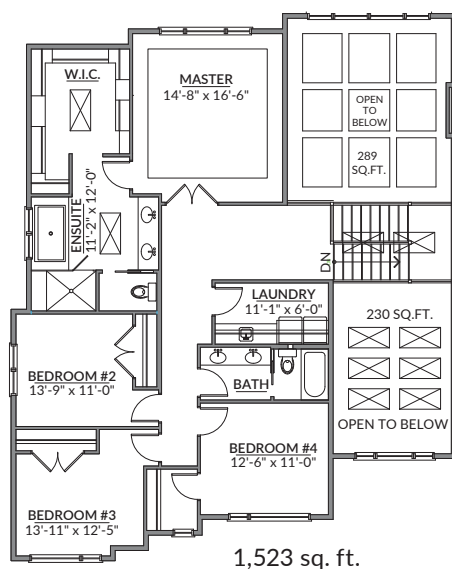
Avanti

Highlights:

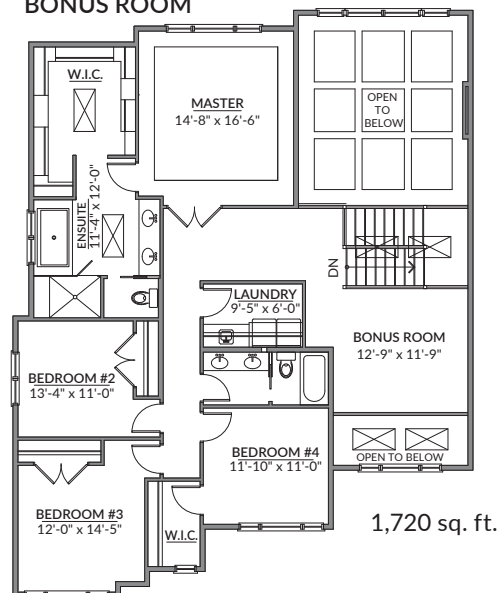
- Spacious master with tray ceilings and large walk-in closet
- Luxurious ensuite with over-sized shower and separate soaker tub
- Two additional large bedrooms
- Upstairs laundry with wash basin and site-finished cabinetry



OPTION B-FOURTH BEDROOM



OPTION C-FOURTH BEDROOM AND BONUS ROOM





AVANTI

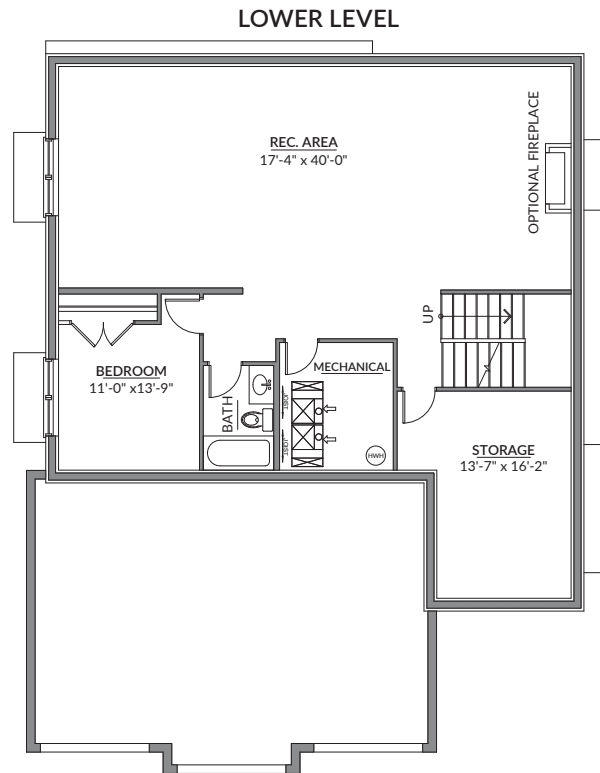
LOWER LEVEL

1,015 SQ. FT. ■ 9' CEILING HEIGHT

Avanti

Highlights:

- Huge recreational area
- Optional fireplace
- Additional bedroom
- Full bathroom



THE COMMUNITY



ELVEDEN PARK

elvedenpark.com

The latest development by master homebuilder, Moderno Homes, Elveden Park offers country living with big city amenities. With easy access to downtown, just minutes from some of Calgary's best schools, and in close proximity to the amenities of Westhills and Aspen Landing, Elveden Park is located in one of Calgary's most sought after neighbourhoods. Our exclusive 18-lot development is encircled by a community fence and mature trees, offering privacy and serenity to our residents.

THE STUNNING HOMES AT ELVEDEN PARK OFFER:

- Triple car garages on every property
- Large and secluded backyards
- Partial views of the mountains
- Walkout basements (Optional)

THE BUILDER



MODERNO

modernoinc.ca

Founded in 2003, Moderno began constructing 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. Moderno is Italian for Modern. Luxury amenities, modern living and artisan craftsmanship.

Get to know us and discover the Moderno advantage for yourself.