


 3-5 Beds
  2.5-3.5 Baths
  3,183 to 3,364 Square Feet
  Three optional floor plans

Style: WEST COAST CONTEMPORARY



CONTEMPORARY ■ LAVISH ■ IMPRESSIVE



 MODERNO

MAIN LEVEL

1,741 SQ. FT. ■ 10' CEILING HEIGHT

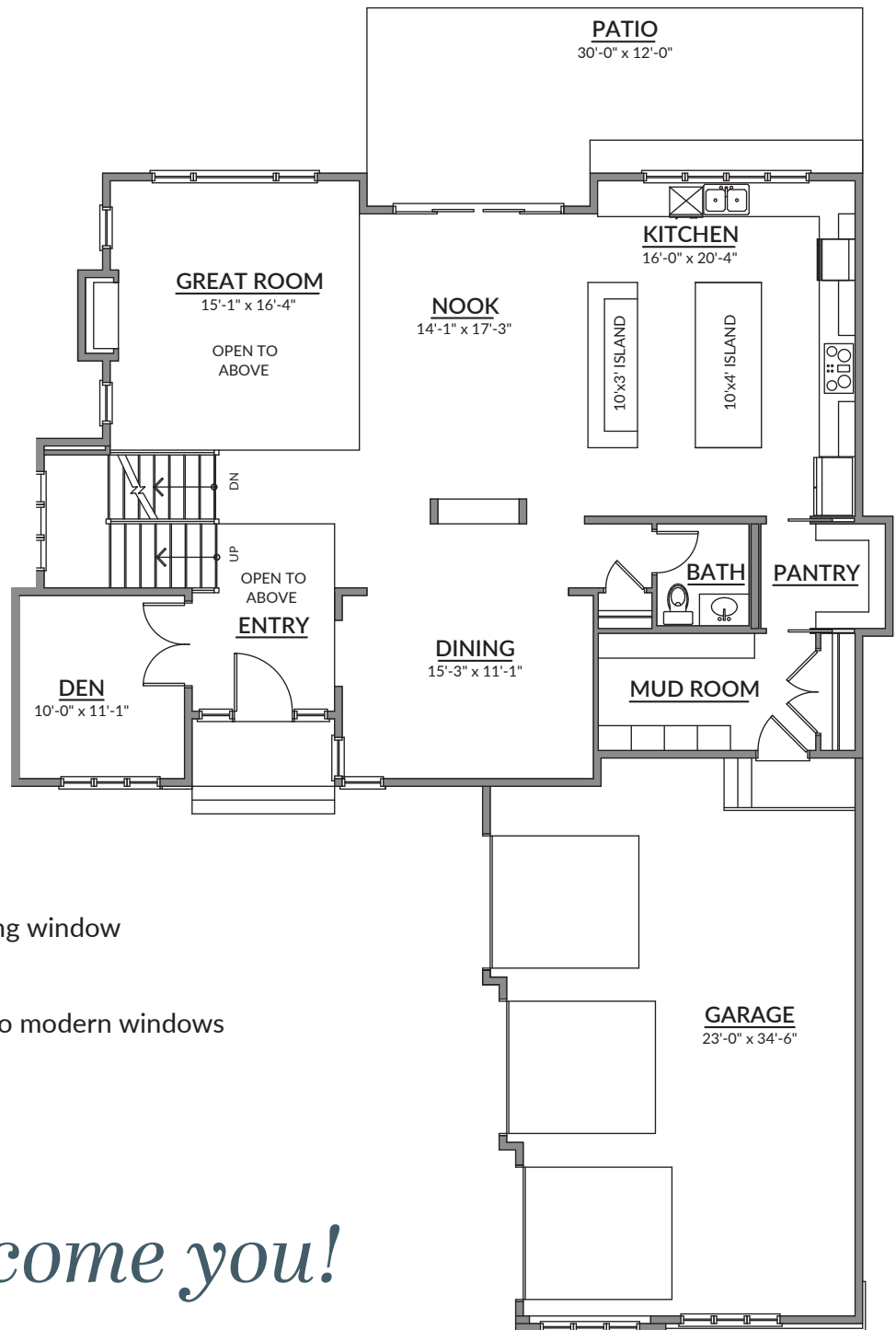
Brunello

Highlights:

- Open-concept floor plan
- Grand entry and great room with 19.5-foot coffered ceilings
- Spacious kitchen features site-finished cabinetry
- Modern gas-burning fireplace
- Sliding French doors for easy patio access
- Enclosed den/office with front-facing window
- Mudroom with custom cabinetry
- Oversized triple-car garage with two modern windows
- Abundant windows and skylights

Let us welcome you!

BASE PLAN



OPEN CONCEPT ■ AIRY AND BRIGHT ■ CHEF'S KITCHEN

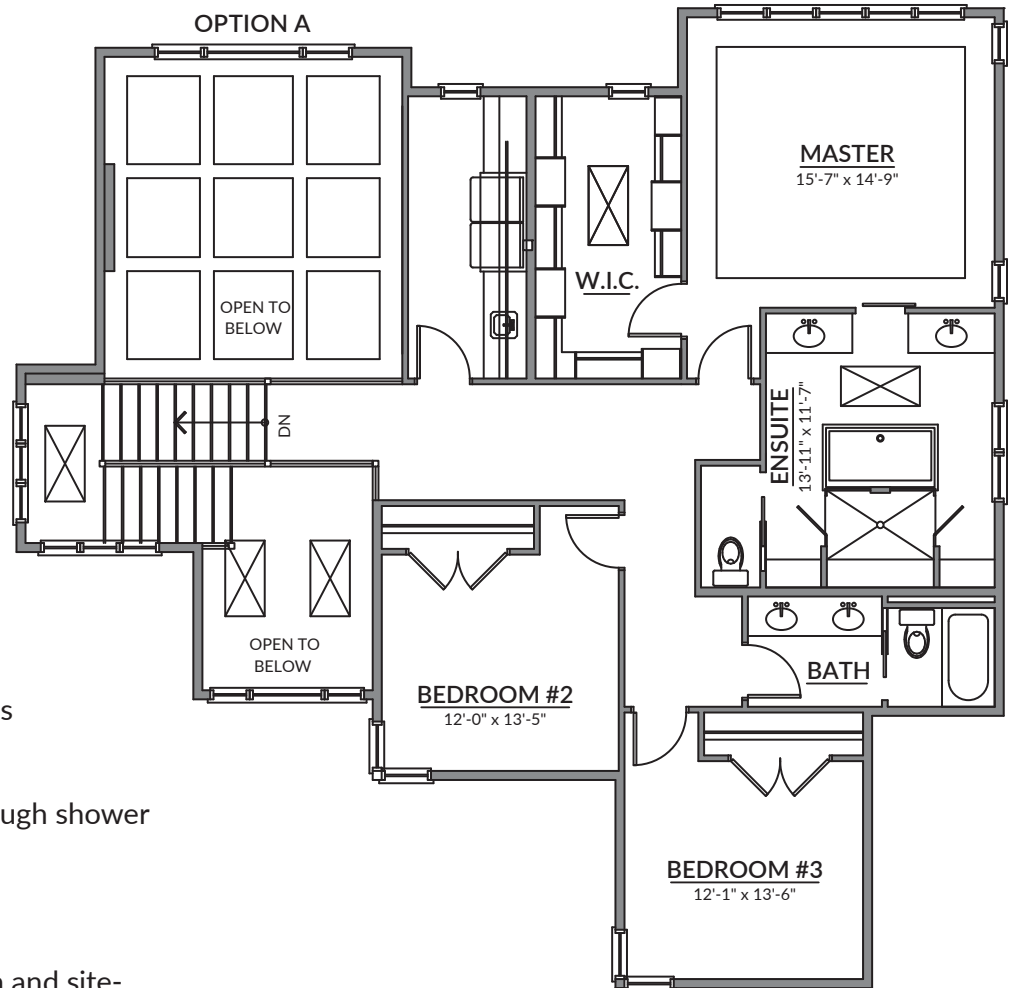
SECOND LEVEL

1,433 SQ. FT. ■ 9' CEILING HEIGHT

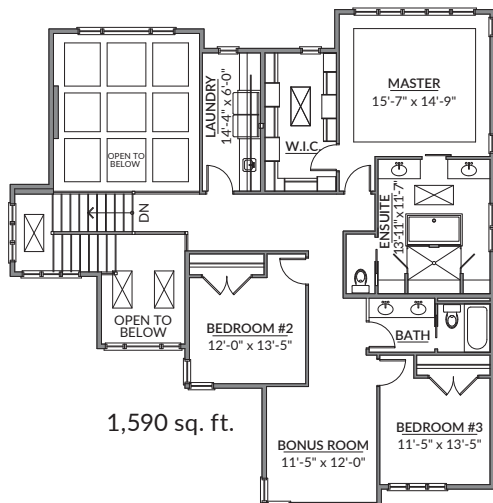
Brunello

Highlights:

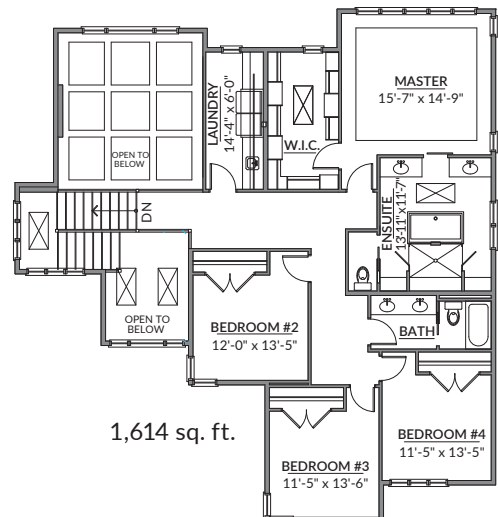
- Spacious master with tray ceilings and large walk-in closet
- Luxurious ensuite with walk-through shower and large separate soaker tub
- Two additional bedrooms
- Upstairs laundry with wash basin and site-finished cabinetry



OPTION B-BONUS ROOM



OPTION C-FOURTH BEDROOM



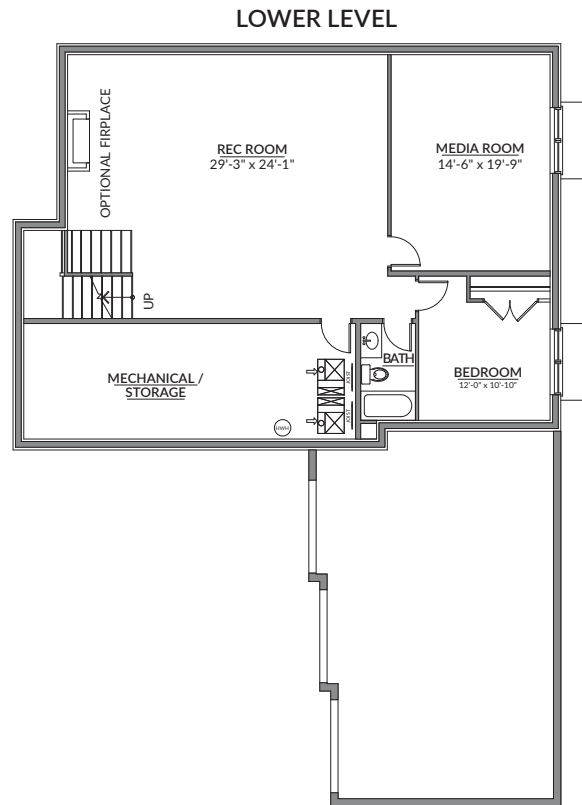
LOWER LEVEL

1,213 SQ. FT. ■ 9' CEILING HEIGHT

Brunello

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.