


 3-5 Beds
  2.5-3.5 Baths
  3,163 to 3,387 Square Feet
  Three optional floor plans

Style: MODERN TRANSITIONAL



GRAND ■ STYLISH ■ NATURAL


 MODERNO

MAIN LEVEL

1,508 SQ. FT. ■ 10' CEILING HEIGHT

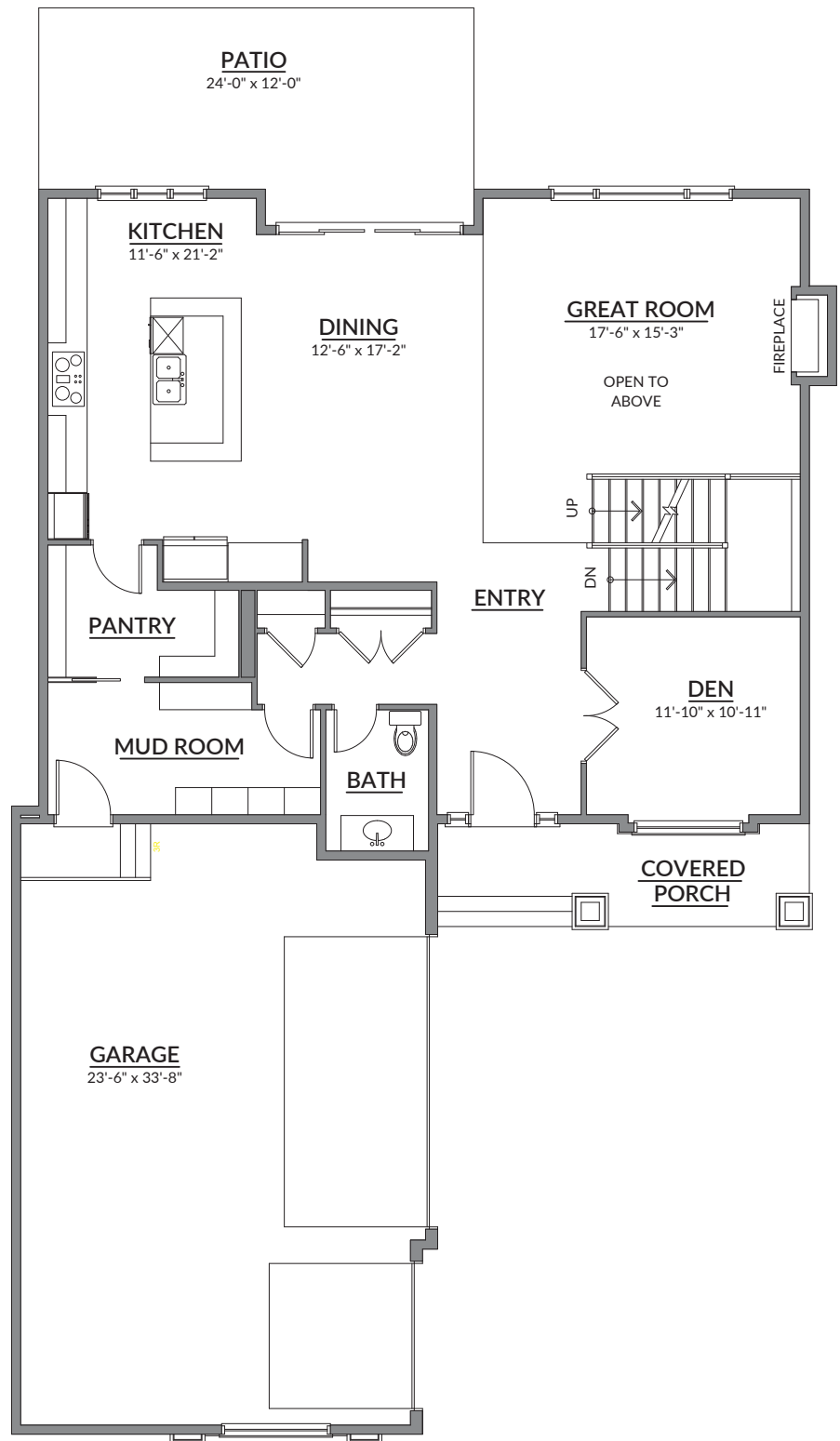
Porcello

Highlights:

- Open-concept floor plan
- 19.5-foot coffered ceilings in great room
- Spacious kitchen boasts site-finished cabinetry
- Modern gas-burning fireplace
- Sliding French doors for easy patio access
- Mudroom with site-finished cabinetry
- Oversized triple-car garage with large window
- Abundant windows and skylights

Be inspired!

BASE PLAN



OPEN CONCEPT ■ CLEAN LINES ■ NATURAL MATERIALS



PORCELLO

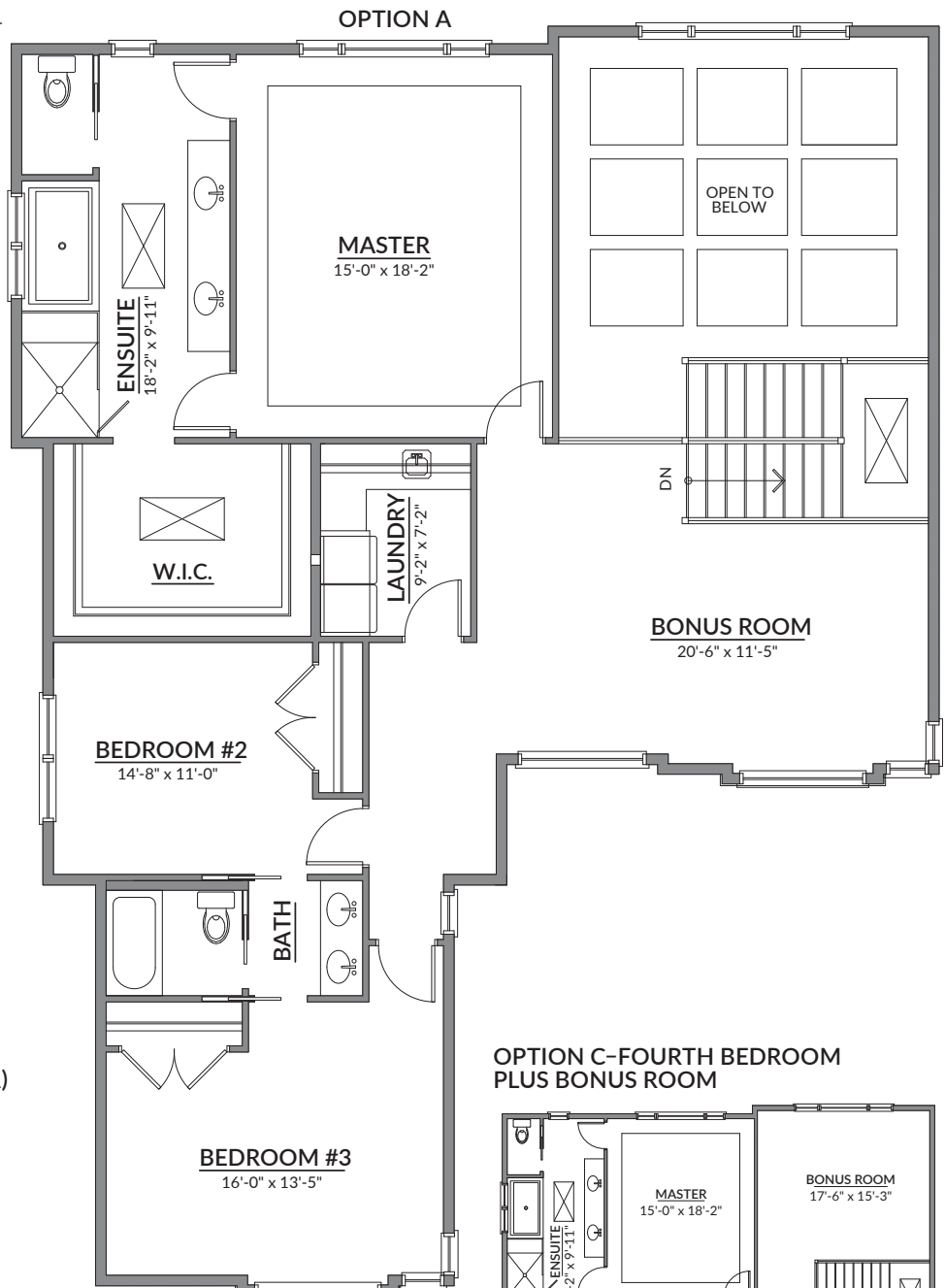
SECOND LEVEL

1,669 SQ. FT. ■ 9' CEILING HEIGHT

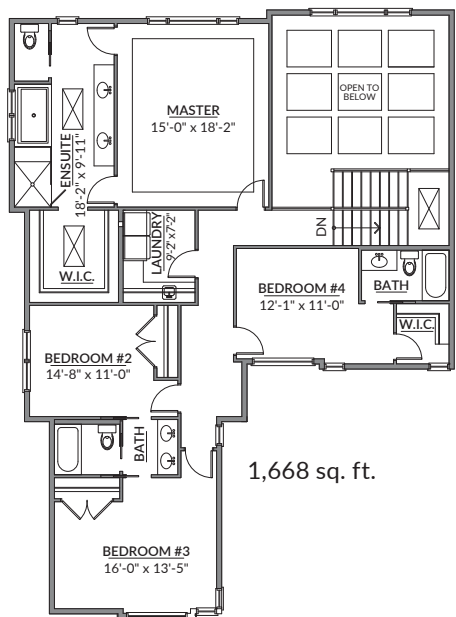
Porcello

Highlights:

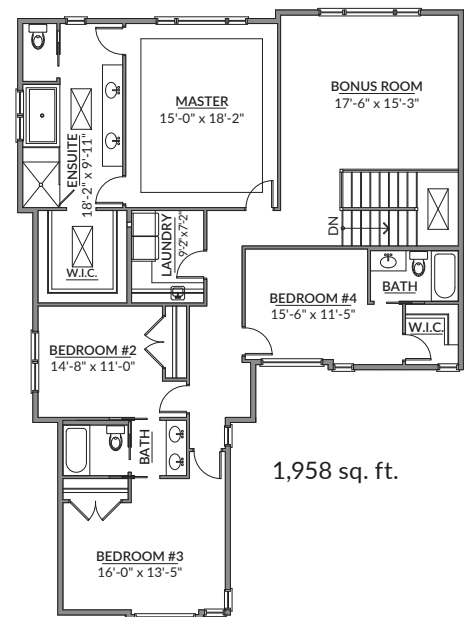
- Spacious master with tray ceilings and expansive walk-in closet
- Luxurious ensuite features large shower with attached soaker tub
- Two additional bedrooms
- Bonus room
- Upstairs laundry with wash basin and site-finished cabinetry



**OPTION B-FOURTH BEDROOM
(REPLACES BONUS ROOM IN OPTION A)**



**OPTION C-FOURTH BEDROOM
PLUS BONUS ROOM**



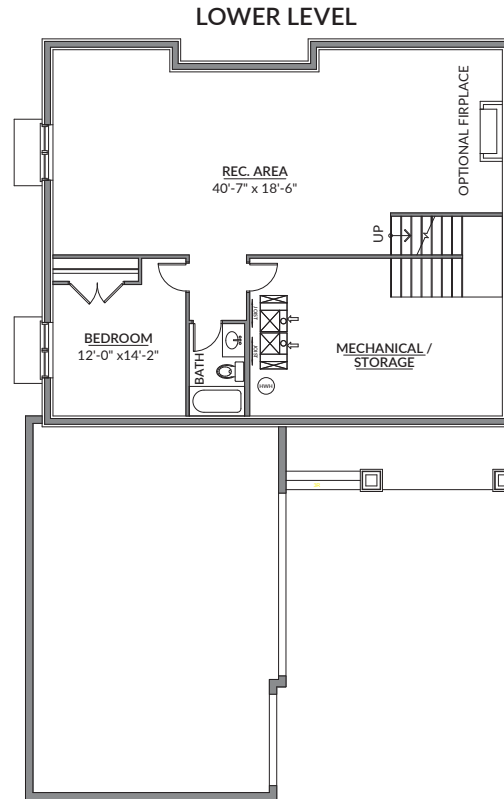
LOWER LEVEL

952 SQ. FT. ■ 9' CEILING HEIGHT

Porcello

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.