



MODERN LIVING FOR TODAY

The latest development by master homebuilder, Moderno, 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 short proximity to the amenities of Westhills or Aspen Landing, Elveden Park is located in one of Calgary's most sought after neighbourhoods.



MODERNO

WE PAY ATTENTION TO THE DETAILS,
SO THAT YOU DON'T HAVE TO.

At Moderno, we believe in making our homes beautiful – both inside and out. Inside our homes you'll find the highest quality finishings, artisan craftsmanship and luxury amenities. As a boutique custom builder, we cater to the specific needs of our clients, ensuring they receive the best from the biggest to the smallest of details.

*See for yourself
what sets us apart.*

STANDARD FEATURES:

- Open-rise staircase with glass railing
- Ten-foot-high ceilings on main floor; nine-foot-high ceilings in basement and upper floor
- Multiple skylights
- Eight-foot-high interior doors on main and upper floors
- Solid-core doors throughout
- Custom site-finished cabinetry, mudroom and closets
- Ten-foot-wide, sliding, French patio doors
- Painted garage
- Luxury, estate-level appliances
- Coffered ceiling detail in great room
- Purposefully designed mechanical rooms
- Nest thermostats



Interior Highlights



FINEST FINISHINGS ■ HIGH-END APPLIANCES ■ LUXURIOUS STONE WORK



THE MODERNO DIFFERENCE:

We are committed to giving you a lifetime of performance, durability and ownership savings.

At Moderno, we believe in the science of building. Our focus is on the structural integrity of our homes. This means we are continually embracing new technologies and products to ensure that systems and components are performing as designed, making our homes sustainable, durable and efficient.



Foundation and Flatwork

- ICF foundation block
- Foundation dimple wrap
- 24"x 8" level concrete footings
- Five-inch-thick concrete on driveway and garage floor

Roof

- 35-year premiere shingles
- Second weather barrier via synthetic underlay prior to laying shingles add 15 years to the life of your roof



Masonry and Stucco

- Acrylic, smooth-finish stucco
- Real stone or brick masonry



Walls and Windows

- Grade-#2 lumber or better
- Metal-clad exterior windows

Plumbing and Heating

- Hot water supply on a recirculating line
- Rough-in for air-conditioning
- Rough-in for garage heater
- Rough-in for water softener

Landscaping

- Side-yard fencing with single gate
- Front landscaping as per builder's specifications

- TREMENDOUS CURB APPEAL
- TECHNOLOGY FORWARD
- SUSTAINABLE AND EFFICIENT

