

FEATURE SHEET

201 PINNACLE RIDGE PLACE PINNACLE RIDGE

OVERVIEW:

- Custom two-storey walkout estate home exquisitely positioned on a 1.98 acre south west backing lot, constructed in 1999
- Quiet estate home community minutes from West Calgary and the new Stoney Trail ring road
- Featuring over 6400sqft of total space with 4 expansive bedrooms on the upper level, all with personal ensuites
- Professionally and meticulously landscaped with mature trees for privacy, gardens, lawn space, wall fountain, and full irrigation system through the 1.98 acres
- Dual attached oversized garages for quad parking flanking the home with radiant in-floor heat and extensive storage options
- Wide plank white oak hardwood flooring throughout the main level, staircase and upper walkway (2023)
- New paint throughout most of interior (2023)
- Solid core doors throughout
- Custom window coverings throughout
- Flat finish ceilings throughout
- Central vacuum system and attachments
- Exceptional access to the new Stoney Trail ring road, West Springs, Aspen Landing, west Calgary's coveted private schools, downtown and the majestic Rocky Mountains

OUTDOOR FEATURES

- Exquisite south west backyard with serene views and positioned for wind protection
- Expansive exposed aggregate rear deck off kitchen / great room with in-slab heat, outdoor BBQ and a large covered area, making it perfect for outdoor dining or entertaining in multiple seasons
- Sport court and in-ground trampoline
- Full bed natural Tyndall stone exterior finish
- Grand circular driveway
- Professionally landscaped with irrigation system throughout the entire property
- Asphalt shingles and eavestrough replaced (2018/2023)
- New custom artisan crafted wood entry door (on order)

GARAGES

- Dual oversized double car garages w/ in-floor heat & storage cabinets flanking east and west sides of house
- East garage measures 29'8" x 25'4" with attached access to walkout level
- West garage measures 25'4" x 24'3" with attached access to mudroom
- Custom steel doors with composite overlay and custom Carriage hardware
- Hot/cold water faucets

MAIN FLOOR (2090 sqft RMS)

- Large foyer with reclaimed brick feature wall (circa 1900)
- Spacious office with double doors, extensive built-ins and large file closet
- Open concept great room with wood burning fireplace and expansive windows to capture the serene views with adjacent sitting / music area
- Sophisticated dedicated dining room with ample space for large gatherings
- Gourmet chef's kitchen featuring custom cherry cabinetry, upper and lower LED cabinetry lighting (2023), luxury quartz countertops (2023), premium appliance package including six burner Thermador gas cooktop, dual Miele wall ovens, Miele steam oven, SubZero refrigerator, Miele hood fan, dishwasher and microwave
- Exquisite casual breakfast nook off kitchen with gas fireplace
- Elegant powder room
- Family sized mudroom with extensive cabinetry and storage, LED cabinetry lighting (2023), washer/dryer and utility sink

UPPER LEVEL (2402 sqft RMS)

- Exquisite primary retreat with expansive space, stunning views, sitting area with gas fireplace, decadent dressing room / walk-in closet, spa-inspired ensuite with travertine tile, dual vanities, Kohler 2 person jetted tub, oversize 10mm glass shower and water closet
- Bedrooms two, three and four are all oversized with walk-in closets and large personal ensuites
- Upper level loft/study space with white oak hardwood flooring (2023) and access to outdoor natural stone balcony

WALK-OUT LEVEL (1997 Total sqft)

- Radiant in-floor heat throughout lower level
- Polished concrete floors
- Large recreation room perfect for relaxing or entertaining with custom entertainment center, games area and conversation area with gas fireplace
- Galley style wet bar with granite countertops, beverage fridge, dishwasher and microwave
- Wine room with custom millwork and over 2000 bottle capacity
- Spacious flex room perfect as a second office, craft room, media room or guest room (non-egress) with attached ensuite
- Thermal 8 person Travertine stone steam shower with aromatic capability
- Mechanicals include air conditioning on all 3 levels, 2 boiler systems, Grundfos multi hot water pump system and upper and lower fan coil systems for consistent temperature control

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

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