

The Duchesse

by



Magna Carta Homes

A Formal French Country Home in Western Canada; a European Touch.

nearly 5800 sq. ft. of luxurious living space
with walk-out and 3-bay garage
5.07 acres with 2 large ponds
in Big Hill Springs Estates in Calgary's Bearspaw

Offered at \$ 2,800,000

GST included

Magna Carta Homes

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Description of this Home

The Duchesse by Magna Carta Homes is country estate living at its best. This French Country estate home boasts nearly 5800 square feet of luxury living space that has been exquisitely detailed by its craftsmen. The home is set on 5.07 sloping acres with valley views, private ponds and trees and is minutes away from Calgary, Airdrie and Cochrane. The property is in close proximity to the major Alberta highway arteries, the Calgary International Airport (25 minutes away) the Rocky Mountains, skiing and bird watching; this property is a rare find. Deer, moose and other wildlife roam free throughout the year, and there is opportunity to stable horses on the property if you so desire.

This home is custom designed with attentive consideration to all of the finer details and features a grand foyer that leads to a double staircase opening up to a full range of room options for entertaining or family living.

- Key features of the home are the custom kitchen with its top of the line appliances, corner wrap-around bay windows and large pantry and walkouts to a huge south deck. Also on the main floor is the Great Room, Dining Room and a formal office with private exterior entrance.
- The feature of the second floor is the master suite with its magnificent sitting room in the turret, 6-piece en-suite and an enormous walk-in wardrobe closet and dressing rooms. The second floor also has the “Jack” and “Jill” bedrooms and a guest bedroom - each with its own en-suite bathroom.
- There is still the opportunity to select the finishes and fixtures on the lower level that comes with in-floor heating and a walkout to the grounds. The Media and Fireside Lounge on the lower level are fully prewired to accommodate your entertainment pleasure.

The house includes:

- 3-car over-sized garage with in-floor heating,
- 4 fireplaces
- 6 baths
- Dramatic custom upgraded finishes throughout

There is plenty of good clean healthy water from the well, water softener equipment, and in keeping with green management, the sewage is treated in a modern on-site plant that efficiently produces clean effluent.

The Duchesse by Magna Carta is a must see for the discriminating home purchaser.

Amenities Included in this Home

A) Duchesse Features

a. Exterior Entrances into home

Seven Entrances as follows: Formal Double-door Entrance into Front Hall, Formal Double-door Entrance into Private Study from Deck, Two Single-door Entrances into Triple Garage (Single door entrance from Triple Garage into Cloakroom), Single-door Entrance from Main Deck to Breakfast Nook (Triple French Door Unit), Double-door Entrance from Private Upper Deck to Master Suite, Double-door Entrance from Lower Walkout Patio to Pool Table Room

b. Rooms and Space

i. Main Floor

- A. Grand Foyer
- B. Powder Room
- C. Great Room
- D. Gourmet Kitchen
- E. Pantry
- F. Breakfast Nook
- G. Butler's Pantry
- H. Formal Dining Room
- I. Formal Living Room
- J. Office Suite
- K. Cloak Room

ii. Second Floor

- A. Master Bedroom Suite: Bedroom with Boudoir, 6-piece Spa Bath, Wardrobe and Private Deck
- B. Guest Bedroom Suite: 4-pce Ensuite Bath, Closet, Eight Built-in Soft-close Drawers, Countertop and Shelf in Alcove
- C. Jack & Jill Bedroom Suite: Private Vanity Rooms, Shared Tub & Toilet Room, Closet & Walk-in Closet respectively
- D. Open Interior Balcony
- E. Laundry Room

iii. Walkout Level

- A. Pool Table Room
- B. Fireside Lounge
- C. Guest Bedroom
- D. Media Room with adjoining Sound Control Room
- E. Fitness Room
- F. Two Baths
- G. Two Mechanical Rooms

c. Natural Lighting: Four Enclosed Bath areas enhanced by 12" Velux Daylight Tunnel Lighting on Upper Level

d. Fawcett Hardware: Kitchen, Butler's Pantry, Cloakroom and Laundry Faucets by Blanco and Hi-End Moen, and Belle-Forêt Pot-filler over Wolf Cooktop

- e. Communications: 26 Multimedia Bundle Drops for Telephone, Television, and Satellite Networking
- f. Alarm System: Pre-wiring for Code Pads at Main and Garage Entrances and 25-Point Security System throughout Home
- g. Fireplaces: Natural Gas Fireplaces in Formal Living Room (Archgard), Great Room (Panorama) and Master Suite (Three-way Montigo) and Wood-burning Fireplace (Delta 2) in Fireside Lounge on Walk-out Level

B) General Construction Specifications

- a. Black Metal Clad Exterior Doors and Thermal Windows by Lux Windows with Low-E2 Argon, casement / fixed & 1/2 round, and 3/8 Pewter Grills in front Windows
- b. Skylights by Velux in Master Bedroom, Master Ensuite and in Wardrobe Closet
- c. Barrel-vaulted Cedar-Soffit Porch, Two 20" x 15' Fiberglass Tuscan Columns
- d. Stained Fiberglass Exterior Door Panels
- e. Double Ridgeway Front Entrance Door in Black Patina finish with Glue-chip, Beveled Glass and 24% Leaded Crystal Jewels
- f. 19 foot Ceilings in Foyer and Great Room
- g. Two Open Staircases from Foyer and Kitchen joining at Landing, Open Staircase to Second Floor; Enclosed Staircase to Walkout Level
- h. Custom Milled Hardwood Railings with Ornamental Metal Balusters
- i. LED Step Lighting up and down
- j. 9-0' Ceilings on Main and 2nd Floors, 10' and 9' on Walk-out level
- k. Various exotic ceiling vault styles on all levels
- l. Custom-milled 8" Crown and Cove Moldings, crowns accented with Rope Lighting
- m. Chandeliers in Grand Foyer, Formal Dining and Master Ensuite Bath by Schonbeck
- n. Other lighting by
- o. Safe-n-Sound Bellagio Doors throughout: 7-0' doors on Walk-out and Main Levels, Standard on 2nd Level, Master Suite with Custom 12" Door Headers
- p. Lifetime Guarantee Smartkey Weiser Door Hardware System
- q. Custom 3-piece 5" Estate MDF baseboards, Plinth blocks and Headers on Doors and Windows
- r. Lighting in all Closets
- s. Softline Drywall Corners throughout
- t. Hoover Platinum Central Vacuum System (Kitchen Dustpan plus 11 Outlets)
- u. 200 Ampere Electrical Service with 200 Ampere Sub-Panel

C) Exterior

- a. 30-year Laminated Cambridge Fiberglass/Asphalt Shingles, Driftwood Model, Peak Vented Roofing
- b. Copper Wind Vane on Copper-anodized Stainless Steel Roof on Turret, and Copper-anodized Stainless Steel Accents on Gable ends
- c. Custom Design Anodized Stainless Steel Chimney Caps
- d. Acrylic Stucco with Stone Accents
- e. Cedar Soffits in Formal Barrel Entrance, Breakfast Nook and Kitchen areas and Vented Black Metal Soffit Trims elsewhere
- f. Half-moon Exposed-Aggregate Front Steps with Brick Accents

D) Cloakroom

- a. 4 Custom Maple Cloak & Soft-close Drawer Cabinets
- b. Deep Bowl Café Granit Sink and Hi-End Moen Fawcett in Vanity
- c. Principal Entrance to Kitchen and Secondary Entrance to Pantry

E) Gourmet Kitchen / Breakfast Nook

- a. Custom Maple Cabinets with Soft-close Drawer Cabinets and above Counter Lighting ; Electrical Pre-wiring for Garbage Compactor
- b. Typhoon-Green Granite Design Edge Countertops
- c. Raised Five-Place Eating Bar in Design Island
- d. Appliances: Wolf 6-burner Rangetop , Ventahood, Built-in Thermador Microwave / Oven / Warming Tray Combination, 48” Kitchen Aid Refrigerator with Hardwood Panels, and Miele Dishwasher with Hardwood Panel
- e. Under-mounted Café Granit Double Sink with Garburator, and Under-mounted Café Granit Sink in Island
- f. Triple French Door (single opening door) unit to Deck

F) Butler’s Pantry

- a. Custom Maple Cabinets with Above Counter Lighting
- b. Granite Countertop
- c. Under-mounted Café Granit Double Sink
- d. Bosch Dishwasher
- e. Danby Wine Cooler

G) Great Room

- a. Natural Gas Fireplace, Custom Hardwood Mantle and Cabinetry, and Raised Marble Hearth
- b. Half-round Windows and Transoms
- c. Four 12” x 7-0’ Tuscan Columns
- d. Pre-wired for Surround Sound
- e. Pre-wired for Flat-screen Television above Mantle

H) Office Suite

- a. Access to Main Deck through Double French Doors with Beveled Glass and 24% Leaded Crystal Jewels and Transom
- b. Tray Ceiling Vaults
- c. Built-in Bookcase and Shelving
- d. Walk-in Closet with Private Vanity and Built-in Maple Bookcase and Shelving

I) Master Bedroom and Boudoir Suite

- a. Bedroom and Boudoir in Turret
 - i. Barrel Vault in Bedroom
 - ii. Dome Vault, Full Half Sphere, 9-0’ diameter, in Boudoir
 - iii. Remote Control Velux Skylight (40”x24”) in Apex of Grand Piano Vault above Bedroom Barrel Vault
 - iv. Double French Doors opening onto Private Deck
 - v. 3-way Natural Gas Fireplace

- vi. Turret Windows with Transoms
- b. Ensuite Bath
 - i. Barrel Vaulting with two 2-0' x 4-0' Skylights
 - ii. Custom Triple Maple Tower Cabinets
 - iii. Typhoon-Green Granite Countertops
 - iv. Double Jacuzzi Whirlpool Bath by Maax
 - v. Light and Dark Emperador Marble floor and Jacuzzi deck
 - vi. Electric In-floor Heating
 - vii. ThermaSol Steam Shower System
 - viii. Private Toilette with Electronic Bidet seat
- c. Wardrobe Closet with Dormers
 - i. Double bevel-glass French Doors and bevel-glass transom
 - ii. Vaulting with two 2-0' x 2-0' Skylights
 - iii. Chandelier by Carrington Lighting
 - iv. Built-In Baltic-birch Custom Closet Organizers
 - v. Built-in Ironing Board and Ironing Board Lighting
 - vi. Individual Solid Maple Closet doors with automatic LED lighting
 - vii. Walnut Laminate Flooring

J) Laundry Room

- a. On Upper Level
- b. LG Stacking Steam Washer and Dryer, Candy Apple Red
- c. Custom Maple Cabinets
- d. Built-in Ironing Board and Ironing Board Lighting
- e. Café Granit Laundry Sink
- f. Porcelain Tile Floor with Floor Drain
- g. Attic access via Folding Ceiling Ladder

K) Flooring

- a. Solid mineral-stained Maple Hardwood on Main and Upper Floors, Vermont Maple Stain and Semi-gloss Varnish
- b. Marble Tile Accents in Main Foyer
- c. Inlaid Solid Walnut Hardwood accents in Foyer and Boudoir
- d. 7-lb. Briar Patch Nylon Stain Resistant Carpet in Bedrooms
- e. Double Subfloor: 3/8" Spruce Plywood over 3/4" OSB Sheathing throughout

L) Plumbing, Heating and Air Conditioning

- a. Two High Efficiency Lennox Forced-Air Variable-Speed Furnaces with Optional Electronic Air Cleaner Rough-in
- b. Programmable Thermostats
- c. Two By-pass Flow-through Honeywell Humidifiers
- d. In-Floor Heating: 5 Heating Zones and Thermostats
- e. Two Lennox XC13 – 3 1/2 ton air conditioning units
- f. One Hi-Efficiency Boiler for Domestic Water and In-floor Heating
- g. One Recirculation Line for Fast Hot Water throughout the House

M) Walkout Level

- a. 8.0" Concrete in double 2.25" Styrofoam Quad-Lock Panels (Insulation R factor of 40) in engineered Walls
- b. Walkout Wall is 2x6 Construction
- c. Multiple 60"x60" and 30"x60" windows and Double French Door
- d. Media Room Enclosure Unit and Speaker Pre-Wire
- e. 2 Baths: Single Jacuzzi Tub in Pool Room Bath and Double Pulse Shower Spa Body Spray units in Fitness Room Bath
- f. Custom Wet-bar
- g. Hot Tub Prewiring
- h. Large Wood Burning Fireplace

N) Garage

- a. Estate Cedar Garage Doors by Equal Doors: One 9'0" and one 16'0" Raised Panel doors with Low E Thermal Tempered Glass Inserts, and Two Estate Series LiftMaster 3/4 HP Silent Openers
- b. 10'0" Ceiling
- c. Insulation, Drywall, Finishing and Paint
- d. Two 9-Panel 32"x80" Cambertop Fiberglass Entrance Doors
- e. Central Floor Drain with Sand Trap

O) Decking

- a. Wrap-around on Main Floor Level (78'0" x 12'0") and Private Deck (18'0" x 7'6") on Master Suite
- b. Grand Piano & Full-Round Contours on Main and Half-Moon Contours on Master Suite Decks
- c. Access to Main Deck via two Ramps, 60" on East side and 96" on West Entrance
- d. Frost-proof Porcelain Tile on Ditra Membrane and 1/2" Concrete Board on 3/4 inch BC Fir Sheathing
- e. Regal Clear Glass and Black Railing System
- f. Eighteen 8'0" x 12" Tuscan Columns
- g. 20 Pot-lights under Decks
- h. Cedar and Black-vented Aluminum Soffits
- i. Natural Gas Outlets for Barbecue on Upper and Main Decks and Walk-out Level

P) Main Entrance, Driveway and Walkout Areas

- a. Main Entrance
 - i. Roman Euro Rustic Tumble Pavers in Front Entrance
 - ii. Custom Round Design in Pavers
- b. Driveway
 - i. Pavement from Optional Gate to Garage Doors and
 - ii. Pre-wiring for exterior Intercom and Lighting
 - iii. Pre-wiring for Optional Gate
- c. Walkout area (under main deck)
 - i. Double French Doors
 - ii. Roman Euro Rustic Tumble Pavers on patio (78.0' x 12.0')
 - iii. Exposed aggregate Garage Apron, Walkways and Front Entrance Steps

Q) Landscaping

- a. Landscaping contouring featuring two Fossil-rich Sandstone Rock Retaining walls
- b. Green areas with cedar shrubs
- c. Built-in Sprinkler System
- d. Excellent landscaping potential with 2 adjoining Run-off Ponds (approx. 1.5 acres) and Walkout Level

General Duchesse Specifications

A) Site:

264018 Big Hill Springs Court in Cochrane's Postal Jurisdiction
Municipal District Rocky View
M:5 R:3 T:26 S:26 Q:SW
Community: Big Hill Springs Estates
See Home Features page for Floor and Lot Plan Diagrams

B) Directions:

- Take Hwy 1A (Crowchild Trail) west from Calgary to Lochend Road
- Go 7 kms north on Lochend Road
- Turn right onto Big Hill Springs Estates Road
- Turn right immediately on Big Hill Springs Court and go to Cul-de-sac
- Turn left down 500 ft driveway and find home at end in front of ponds

C) Building Synthesis: Residential Detached Single Family

- Total Bedrooms: 5
- Total Baths: 5
- Total Half Baths: 1
- Rooms Above Grade: 11
- Total Rooms: 16
- Square Footage:
 - Upper Floor 2077.1
 - Main Floor 1897.9
 - Walkout Level 1794.1
 - Above Grade 3975.0
 - Total Footage 5769.1
- Construction Completion: 2009
- Water Supply: DWELL
- Water GPM: 10
- Total Acres: 5.070
- Style: 2 Storey Split
- Fireplaces: 4 / Raised Hearth, Hardwood Mantle, 3-Sided, Wood

D) **Floor Plans:** Please see Home Features Page and click on icon for main, lower and upper floors respectively.

E) **Municipal Taxes:** \$3692.05 in 2009

F) **Well Specifications:** 10 gpm @ 231 feet

G) Septic Specifications

- a. Septic Plant: Aerobic Whitewater Two-Tank Treatment System – “DF Series” – produces clear odorless effluent exceeding provincial requirements
- b. Septic Drainage Field: 65-0’ x 32-0’ Level / Parallel / Looped Drainage Field

H) Room Sizes (approximate dimensions)

a. Upper Level

- i. Master Suite: Bedroom (17-6’ x 15-0’), Boudoir (12-0’ x 13-6’), Ensuite Bath (16-0’ x 15-6’), Wardrobe (9-0’ plus 5-0’ on each side of room for Closet Cabinets and 2 times 5-0’ x 8-0’ respectively in Dormers x 24-0’). Room is Cross-shaped.
- ii. Guest Suite: Bedroom (13-0’ x 12-0’), Ensuite Bath (5-0’ x 8-0’)
- iii. Jack & Jill Suite: Jack Bedroom (11-6’ x 12-0’), Jack Vanity Room (5-0’ x 5-0’), Jill Bedroom (14-0’ x 13-0’), Jill Vanity Room (5-0’ x 4-0’), Jill Walk-in Closet (4-6’ x 5-0’), Common Water Closet (5-0’ x 5-0’)
- iv. Laundry Room: (7-0’ x 6-0’)

b. Main Level

- i. Grand Foyer: 9-0’ x 13-0’
- ii. Powder Room: 7-0’ x 5-0’
- iii. Great Room: 18-0’ x 19-0’
- iv. Gourmet Kitchen: 32-0’ x 15-6’
- v. Pantry: 13-0’ x 12-0’
- vi. Breakfast Nook: 9-0’ x 13-6’
- vii. Butler’s Pantry: 8-0’ x 11-0’
- viii. Formal Dining Room: 14-0’ x 14-0’
- ix. Formal Living Room: 14-0’ x 13-0’
- x. Office Suite: Study (12-0’ x 16-0’), Vanity / Storage (7-0’ x 9-0’)
- xi. Cloak Room: 17-0’ x 6-0’

c. Walkout Level

- i. Pool Table Room: 27-0’ x 13-6’
- ii. Fireside Lounge: 18-0’ x 19-0’
- iii. Guest Bedroom: 11-0’ x 15-6’
- iv. Media Room: Media (13-6’ x 18-0’), Sound (4-6’ x 5-0’)
- v. Fitness Room: 12-6’ x 13-6’
- vi. Pool Room Bath (4-pce): 7-6’ x 5-6’
- vii. Fitness Room 3-pce Bath: 8-6’ x 11-0’

d. Garage: (21-0’ x 33-0’)

I) Goods Included:

- Two Dishwashers Built-in
- One 48” Refrigerator
- One Countertop 6-Burner Gas Stove
- One Hood Fan
- One Built-in Microwave / Oven / Warming Tray Unit

- One Heavy Duty Garburator
- Alarm / Security System Pre-wiring
- Surround Sound Pre-wiring to 3 Locations: Media Room, Fireside Lounge and Great Room
- One Washer / Dryer Stacking Unit
- Two High Efficiency Forced Air Furnaces
- Two Humidifiers
- One High Efficiency Boiler
- One Central Vacuum System
- One Premium Whole House Electronic Hard Water Conditioner & Descaler System

J) Features:

- Central Air Conditioning
- Interior Balcony
- Ceilings at 9', 10' and 19'
- Decks
- Carbon-Monoxide Smoke Detectors
- Exterior Walls: 2"x6"
- Manufactured Floor Joist
- No Animal / No Smoking Home

K) Site Influences:

- Private Setting
- Ravine View
- Sloping Lot
- Treed
- View

L) Possession Date: Negotiable

M) Contact Information: Please direct inquiries to the following

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