

# New meets old

Stone Pointe offers urban lifestyle in mature neighbourhood

Story by Ann Sutherland | Photos by Linda Finstad

Stone Pointe Executive Condominiums is the latest condo conversion by Edmonton-based developer Keystone Capital Inc. Keystone's specialty is taking rundown properties and turning them into luxury residences. Such is the case with Stone Pointe. What used to be an aging rental building in the mature west end community of Grovenor, has been completely renovated and updated, and now stands as a solid, sophisticated four-unit development that combines modern style with classic comfort.

Sarah Leib, realtor with RE/MAX River City, says Stone Pointe's appeal is two-fold. "Its design is contemporary and fresh, plus you're surrounded by a quiet, established community with beautiful big trees and friendly neighbours."

Its central location, just off 142 Street and Stony Plain Road, is

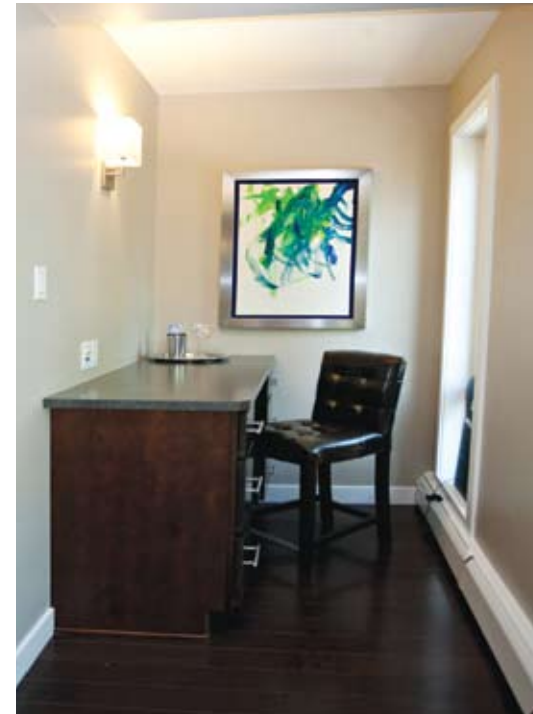
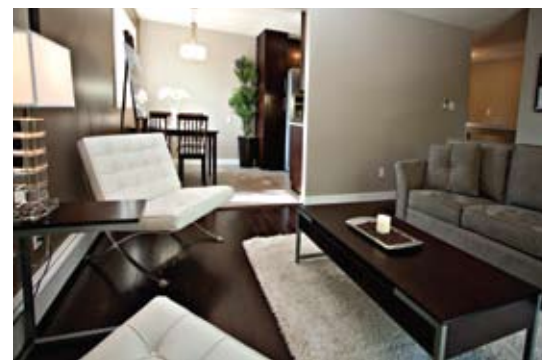
another advantage. It's minutes from downtown either by car or public transit, and close to grocery stores, coffee shops and boutiques. You won't have to go far for recreational amenities. The Mackinnon Ravine is steps away and young ones especially will love the Glenora wading pool and Grovenor spray park.

Stone Pointe consists of four units. Two of the units are located on the second level. These three-bedroom, one-bath units give you around 1,100 square-feet of modern living space, perfect for young professionals or downsizers. The other two units are located on the main floor and fully finished basement. With a total of approximately 1,800 square-feet, Leib says these three-bedroom, three-bath units can easily accommo-

date a family. Outdoor living space is part of the package, too, and each unit has a large patio or balcony.

Each unit has separate front entries. At the rear is a common area and access to the four-bay garage where owners are assigned their individual single garage equipped with lights for security and an overhead door opener. As well, owners have access to an assigned, secure storage area.

Nothing has been overlooked at Stone Pointe when it comes to design features. Maple, engineered hardwood flooring is found throughout each unit. And in case >>



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you're wondering about sound transfer between units, Leib says the floating floor and acoustical underlay greatly reduce sound transference.

The galley kitchen features granite countertops, a subway tile backsplash with a row of glass inlay, and solid maple wood cabinets stained in a rich espresso. Energy efficient, stainless steel appliances are all included, as are in the in-suite washer and dryer. The laundry area in the two-storey units also includes a laundry sink and extra cabinetry.

The spa-like bathrooms at Stone Pointe will have you soaking

up the luxury: in-floor heating, a soaker tub with rain shower head, and chic glass vanity. A private oasis awaits in the two-storey units where an ensuite has been added off the master bedroom.

Having three bedrooms in each unit allows for various options such as using one of the secondary bedrooms as an office or den. "One of the bedrooms could also be used as a dining room if you want a more formal setting," says Leib. In the two-storey units, the third bedroom, as well as a third bathroom, is located in the basement which an older child would like, "Or, a guest because they have a bit more privacy," adds Leib.

Adding to the functionality of this lower level, is a large flex room which includes a gas fireplace with stylish Chinese slate surround.

Keystone Capital has taken extra steps to protect your investment. In order to protect the wood floors and cabinetry, each unit is equipped with a steam humidifier to maintain the humidity during the dry winter months. As well, the roof, boiler, electrical and plumbing have been replaced and upgraded.

Prices start at \$337,900 with condo fees starting at around \$290 which includes everything except power. The units are ready for move-in at the end of June. The show suite is open for viewing and Leib says there has been a lot of interest. "Stone Pointe offers a sophisticated urban lifestyle and design for those who want a central location and a mature neighbourhood," she says. ■



**Fast Facts**

- Community: **Govornor**
- Project: **Stone Pointe Executive Condominiums**
- Developer: **Keystone Capital Inc.**
- Style: **Four-plex**
- Size: **1,098 – 1,829 square-feet**
- Price: **Starting at \$337,900**
- Address: **14613-103 Avenue**
- Website: **stonepointecondos.com**