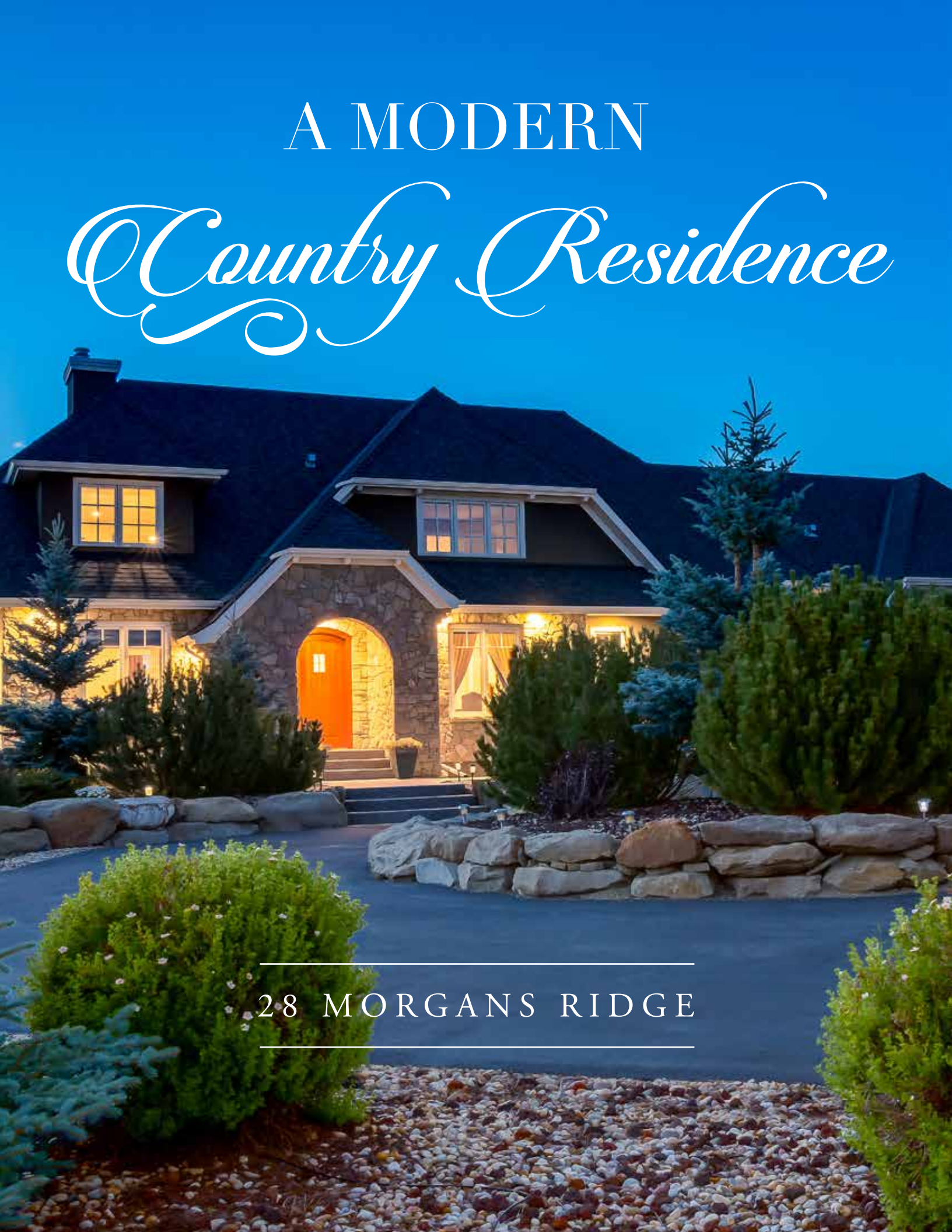
A MODERN *Country Residence*



28 MORGANS RIDGE

Proudly Presenting

28 MORGANS RIDGE

COMMUNITY OF MORGANS RISE IN SPRINGBANK

Main Floor Developed Space:	*3,186 Square Feet*
Upper Floor Developed Space:	*933 Square Feet*
Developed Living Space Above Grade:	*4,119 Square Feet*
Lower Floor Developed Space:	*2,630 Square Feet*
Total Developed Living Space:	*6,749 Square Feet*

PINNACLE LOCATION AND SPECTACULAR ARCHITECTURE

Morgans Rise takes its name and borrows its character from the Morgan horse, a majestic pedigree whose strength and grace weave their way through the history of the West. In the spirit of its namesake, this stately community in South Springbank combines the western tradition of wide-open living with the dignified refinement of upscale country architecture. Upon entering the community you are immediately impressed by the beautiful trees, the richness of the stone accents, the beautifully landscaped properties and the magnificent architecture of all of the homes.

TIMELESS ARCHITECTURE AND LANDSCAPE DESIGN

This beautiful ‘country estate home’ was masterfully executed by ‘Granville Homes’ and showcases a timeless architectural design complete with extensive stone detailing, distinctive peaked rooflines, a covered front entry, and an expansive back deck and lower level patio. The landscape design is magical and impresses with mature trees, shrubs and perfectly manicured flowerbeds with gorgeous stone accents. The circular front driveway features a center island displaying lush shrubbery and trees, adding a textural dimension to the overall design.

YOU HAVE ARRIVED...

Upon entering through the beautiful, wooden arched door, you are immediately impressed by the home's exquisite design elements and high quality of finishes including gorgeous woodwork detailing, on-site finished hardwood floors, incredible window designs flooding the interior with streams of natural light and soaring ceiling heights.

LIBRARY/OFFICE

The main floor library/office showcases rich, solid wood shelves, two desks and double French doors allowing for privacy.

A GRAND GREAT ROOM

The spacious great room showcases a soaring, vaulted ceiling featuring an architecturally striking wood beam design, a cozy gas fireplace sided in perfect symmetry by custom designed, solid wood built-ins and a gorgeous large window with a transom design framing the magical back gardens set beyond. Two gorgeous, double-sided glass display cabinets frame the adjoining 'chef's' kitchen.

GOURMET 'CHEF'S' KITCHEN

The well-appointed, 'Clive Christian' styled kitchen features beautifully designed, classic cream cabinetry, timeless granite countertops and backsplash design, and a 'furniture-piece' centre island with a raised breakfast bar. The high-end appliances include a full sized *Sub-Zero* refrigerator and freezer, a *Wolf* gas range with dual ovens and centre griddle, a *Miele* dishwasher and a beverage refrigerator.

The adjacent walk-in pantry is very spacious and features built-in shelving units.

California House
CABERNET

BREAKFAST NOOK AND A FOUR-SEASON SUNROOM

The kitchen opens to a lovely, light-filled breakfast nook enveloped by beautiful large windows. To the left, a beautiful glass door opens onto the expansive back deck, and to the right, another glass door leads out to a cozy 'four-season' sunroom complete with an ambient stone-clad, wood-burning fireplace.

FORMAL DINING ROOM

The formal dining room is perfectly suited to hosting large dinner parties for family and friends, and features another beautiful large window overlooking the lush front garden. A classic crown moulding detailing frames the ceiling.

AUXILIARY SPACES

The main level mudroom features built-in storage units and a bench, and leads out to the oversized, heated, triple-car garage. The laundry room is very spacious and features custom cabinetry and a 'folding' counter. The wide, upper floor hallway is open to the main floor great room and features a classic 'Juliet Balcony' spindle design.

UPPER FLOOR QUARTERS

The upper floor features a spacious bedroom complete with a large walk-in closet, a beautiful window displaying the majestic mountain views set afar, and an ensuite bathroom. There is also a second study/TV room featuring custom-designed built-ins and a large desk.

SIX DIAMOND MASTER SUITE

The main floor master bedroom is a luxurious retreat featuring a spacious sitting area and a gorgeous window overlooking the picturesque back garden. The master 'dressing room' features rich, solid wood storage units and drawers.

A DECADENT MASTER ENSUITE

The decadent spa-like ensuite features ‘His & Hers’ vanities, custom designed cabinets, ‘framed’ beveled mirrors and a striking barrel ceiling with an arched window above the oversized soaker tub. The tiled floors are heated offering the ultimate comfort.

LOWER LEVEL ENTERTAINING HAVEN

The walkout lower level is a true ‘entertaining haven’ and features a spacious family/media room with extensive solid wood built-ins , a games/sitting area, a walk-behind wet bar and wine room, and a gigantic exercise/yoga room complete with a fabulous floor-to-ceiling mirrored wall. There are also three additional, large ensuite bedrooms, each with a spacious walk-in closet.

COMMUNITY OF SPRINGBANK

This is a wonderful opportunity to live on an large private estate with a unique location, incredible views and privacy, timeless design, flawless execution with highest building and architectural standards, featuring the latest technology, with the convenience of the City amenities being just minutes away. This lovely home is only 3.2 kilometers (2 miles) from the Calgary city limit. The drive to downtown is between 20 and 30 minutes and the drive to the SW C-Train Station is only 9 minutes. Fabulous schools, sport facilities, *Westside Recreational Center, Calaway Park* and the *Springbank Airport* are within a ten minute drive.

Golf Courses in Springbank include the *Pinebrook Golf Club*, the *Glencoe Golf and Country Club*, *Springbank Links Golf Course* and *Elbow Springs Golf Course*.

Schools located in Springbank, operated by *Rocky View Schools*, include:

- *Elbow Valley Elementary School* (Kindergarten to Grade 4);
- *Springbank Middle School* (Grades 5 to 8); and
- *Springbank Community High School* (Grades 9 to 12).

The high school is located within the *Springbank Park For All Seasons,* which also includes an ice arena and a curling rink. Private schools in the area are *Webber Academy*, *Rundle College*, the *International School*, the *Waldorf School* and *Edge School for Athletes*.

The shopping in the SW area servicing Springbank residents includes the *West Springs* shopping area off 85th Street, the *Aspen Landing* shopping area and *WestHills* shopping center. A new shopping center is currently being built on the corner of Highway #1 and Sarcee Trail adding even more fabulous amenities to the area.

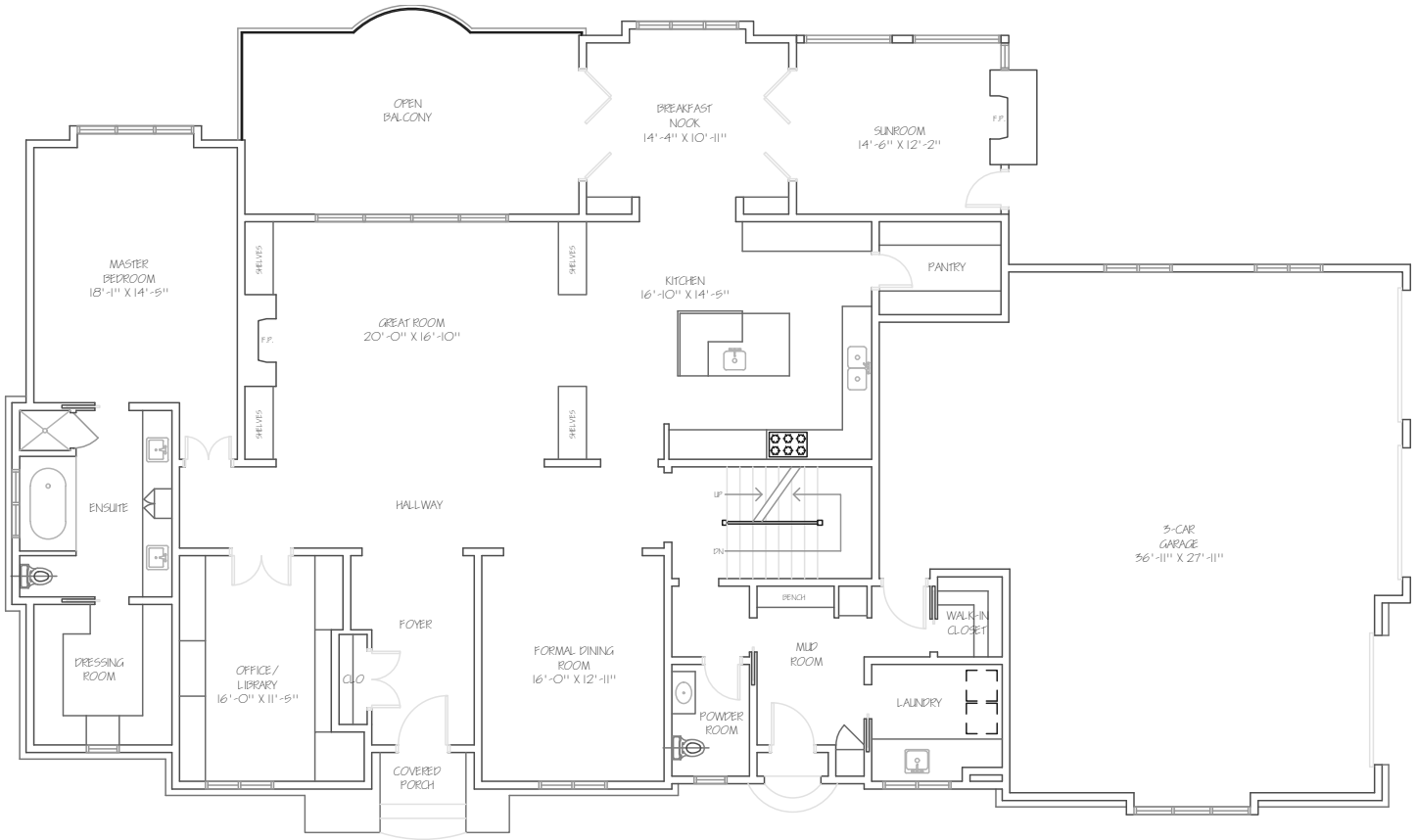
WEBBER ACADEMY

Aspen Woods
Blush Lane
ORGANIC MARKET

FLOOR PLANS

28 MORGAN'S RIDGE

RECA MEASUREMENT STANDARD (RMS) - CALGARY, AB
MAIN LEVEL - 3185.69FT² / 295.96 M²
UPPER LEVEL - 933.36 FT² / 86.71 M²
TOTAL RMS SIZE - 4119.05 FT² / 382.67M²
DEVELOPED BASEMENT - 2630.46 FT² / 244.38 M²
TOTAL AREA - 6749.51 FT² / 627.05 M²

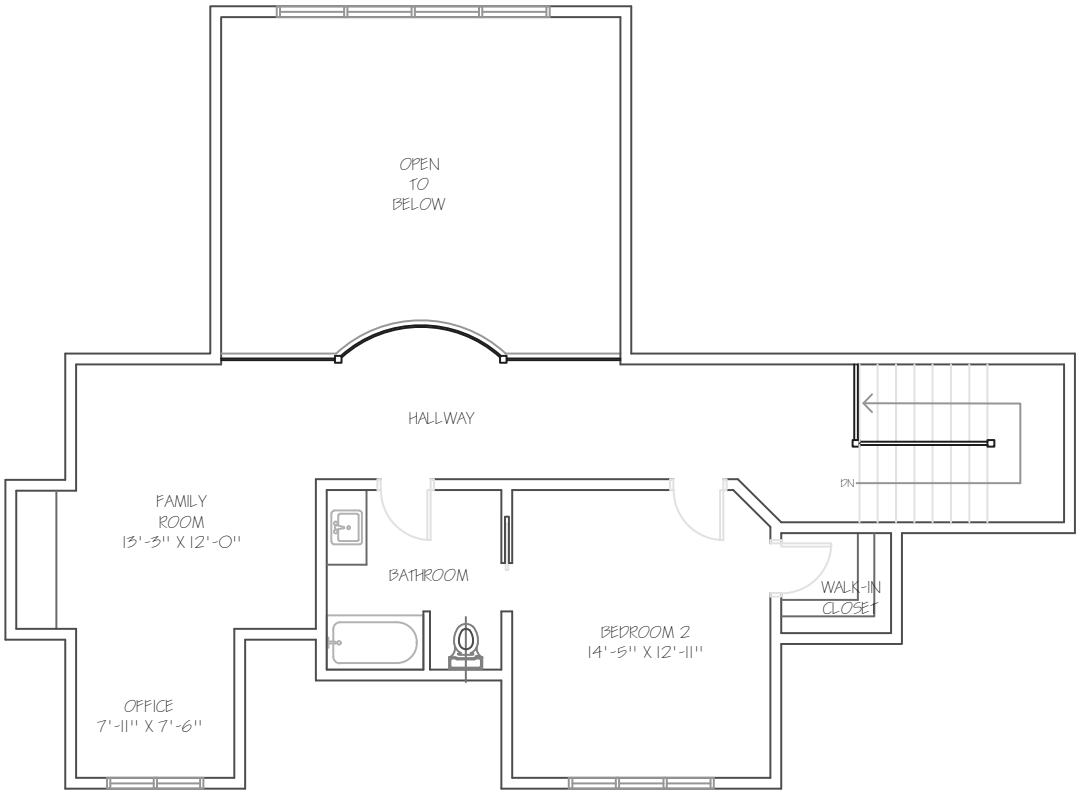


MAIN LEVEL
RMS AREA: 3,185.69 FT² (295.96 M²)

GARAGE
AREA: 1,235.91 FT² (114.82 M²)

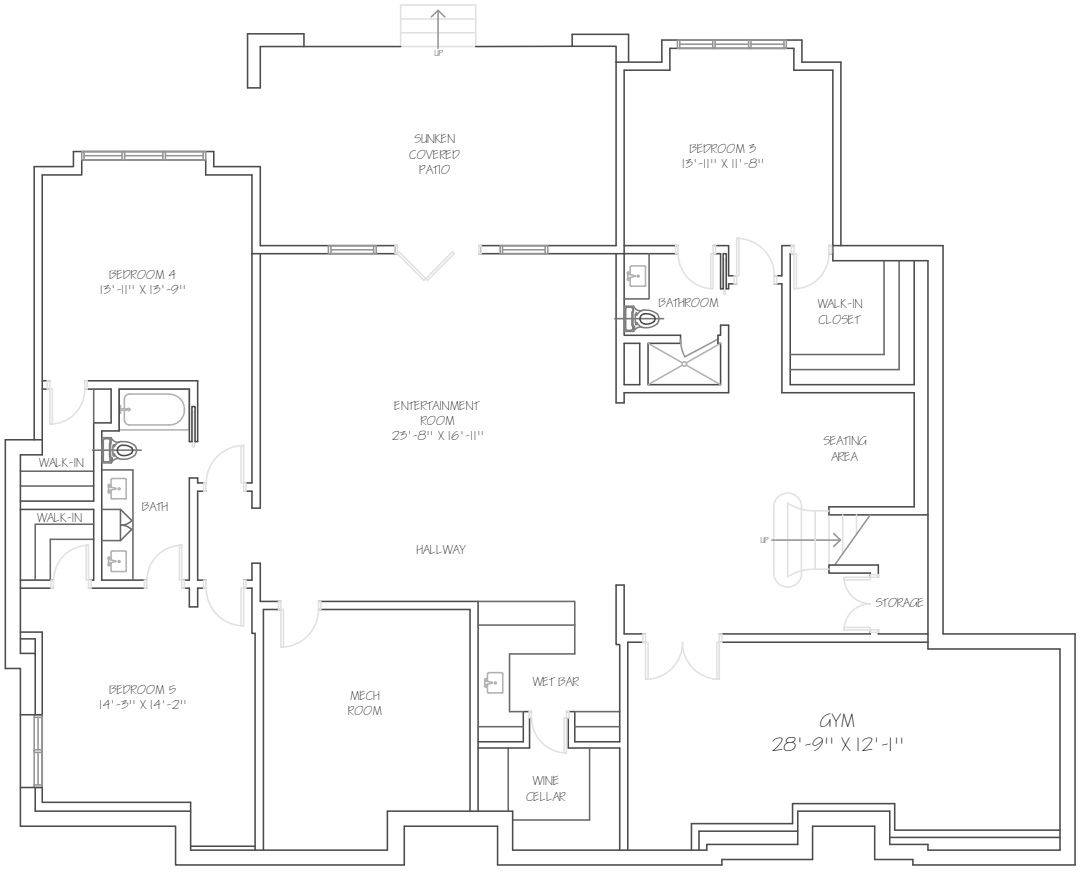
E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



UPPER LEVEL

RMS AREA: 933.36 FT² (86.71 M²)



BASEMENT

AREA: 2630.46 FT² / 244.38 M²

COLDWELL BANKER COMPLETE REAL ESTATE

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