

ARCHITECTURAL ICON

In a Magnificent Country Setting



COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

Proudly Presenting

12 GRANDVIEW RISE

GRANDVIEW PARK | SPRINGBANK, ALBERTA, CANADA



Proudly Presenting
12 GRANDVIEW RISE



Community of Springbank



Main Floor Space:	3,213.89 square feet
Lower Floor Space:	2,572.98 square feet
Total Developed Floor Space:	5,786.87 square feet



COMMUNITY OF SPRINGBANK

This is a wonderful opportunity to live on a magical acreage with the convenience of the City amenities being just 10 minutes away. Fabulous schools, sport facilities, *Westside Recreational Center*, *Calaway Park* and the *Springbank Airport* are within a 5-6 minute drive.

Golf Courses in Springbank include the *Pinebrook Golf & Country 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 *Calgary French & International School*, the *Calgary Waldorf School* and *Edge School for Athletes*.

The shopping in the SW area servicing Springbank residents includes the *West Springs Village* shopping area off 85th Street, the *Aspen Landing Shopping Centre* and *Westhills Towne Centre*. A new shopping center (Bingham Crossing) has been planned to be built on the corner of Highway #1 and Sarcee Trail adding even more fabulous amenities to the area.









STUNNING ARCHITECTURAL DETAIL

This one-of-a-kind custom home encompasses over 5,700 square feet and offers breathtaking views of the Rocky Mountains. The immaculate sunrises and sunsets seen throughout the grounds are truly special. This spectacular home was masterfully built with exceptional quality and design by *McDonald Luxury Homes*. The quality is outstanding from the natural stone accents to ICF construction.



UNIQUE EXTERIOR ELEMENTS

This property is the epitome of fine transitional living. The expansive fenced and gated estate setting is surrounded by lush mature trees and gardens coupled with mountain views. The exterior features stucco, cedar and stone accents, interesting peaked rooflines, a majestic stone ascent to the front entry and two separate garages flanking each side of the home. The overall architectural design allowed for window placements showcasing the views set beyond. The two-toned detailing around the windows and horizontal placement of trim adds tremendous architectural style to the overall street appeal and the colour scheme chosen is spectacular. The front door matches the gorgeous curved front window.











*Large South terrace is the perfect spot
to enjoy morning coffee...*



Magnificent French iron gate leading to the backyard...





Featuring one of the most impressive commercially engineered steel and concrete decks in all of Calgary, this 680 SF deck has a Pergola, automated louvers, screens, and controlled lighting making for the perfect scene for entertaining as well for relaxing with family. This gigantic “outdoor living room” is equipped with three sections of louvers that open up for streams of sunlight or can be closed to shut out the heat of mid-day sun. Five electric screens provide shelter from strong winds and keep bugs out for hours of outdoor living. This space is a true sanctuary and one can unwind from any of life’s stresses.









YOU HAVE ARRIVED

As you ascend up the exposed aggregate sidewalk and stone steps, you are completely awestruck by the elegant curved wood front door showcasing artistic leaded glass designs and a gorgeous hand carved wood design. The covered entry opens to a stunningly vibrant interior, overflowing with natural light and outstanding interior design. The barrel vault ceiling of the front entry matched the curvature of the front door and showcases furniture niches on each side and designer lighting.





LIVING AND DINING SPACE

The living room features a vaulted ceiling and stunning “foiled gold” iron light fixture. The living room is open to the dining area and features a double-sided fireplace with an architectural stone surround.

The beautifully appointed dining room in the center of the house opens to the living room and can be entered from the foyer the kitchen, family room and hallway. From every angle of the home the windows capture the lush landscape with mountain views.

The open concept main level incapsulates dramatic architecture infused with elegance and sophistication. Having been recently reimagined, the home has warm natural wood finishes and an abundance of natural light flowing throughout with strategic placement of large view windows.











FAMILY ROOM

Located off the Chef's kitchen is a family room that is open to the breakfast nook area. The folding patio doors open to the fabulous deck and the windows that frame these large open rooms are dressed with custom automatic wood blinds. A television is set above the fireplace.









A FRENCH CHÂTEAU KITCHEN

An expansive designer Chefs kitchen features an expansive quartz island, designer Calcutta marble tile set under the cabinetry, a gorgeous hoodfan with a silver emblem design, ornate carved posts and bracket detailing and rich wood cabinetry. The luxury appliance package includes a *GE Monogram* Refrigerator and freezer, a *Thermador* Induction cooktop, a *Fisher-Paykel* dishwasher and a large stainless steel sink with an automated faucet that turns on or off by the touch of that hand.

The kitchen is the “heart of the home” with the breakfast nook overlooking the side yard while the sun rises. This kitchen is perfect for any Chef of the family and is comfortable and inviting for morning coffee. The east sunshine pours into this space through an abundance of windows that frame this large open concept kitchen, breakfast nook and family room.









BUTLER'S PANTRY

Behind the two openings on either side of the kitchen is a large hidden butlers pantry with double ovens, a microwave, a beverage/wine fridge and mudroom set beyond. The pantry features cabinetry for glassware, a large counter for appliances, and extensive storage space for dry goods.





AUXILIARY SPACES

The guest powder room is adorned with a large black and gold mirror and features a curved black vanity with a black granite countertop... The convenient computer desk area adjacent to the kitchen features a built-in desk, beautiful cabinetry with unique drawer pulls and bookshelves... The main floor laundry room features stacked front-loading machines, a hanging area, a sewing desk and lots of room for the ironing board... The main floor den features the most impressive window in the entire home and is filled with glorious east morning sunshine...



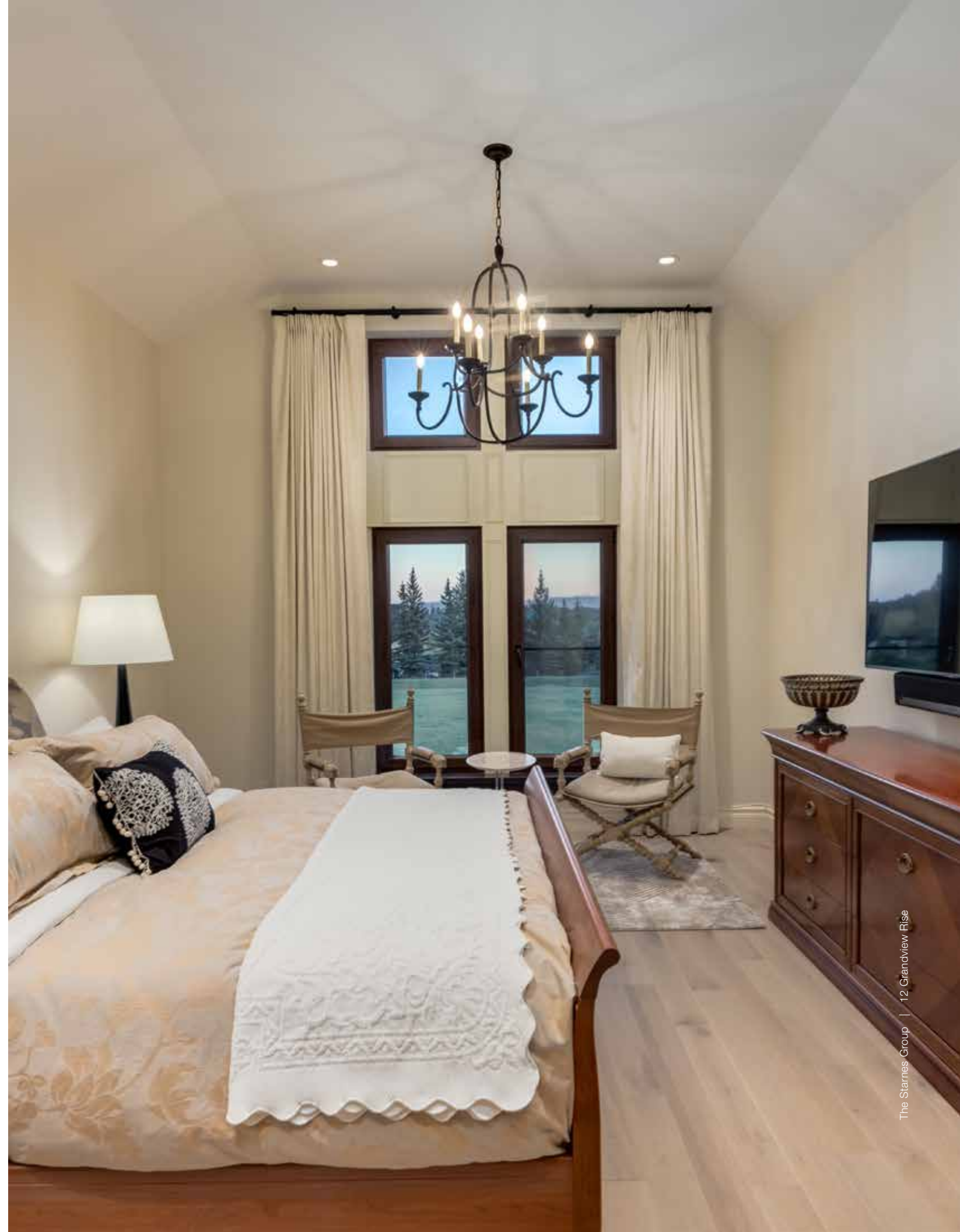
The mudroom is fantastic and is one of the most-used and appreciated rooms in the entire house. It is the family depot for coats, hats, sports bags, dog supplies and the windows keep it bright with natural light.





MASTER SUITE

The sophisticated primary suite features high dramatic ceilings and is the ultimate hideaway. This special room encompasses a sitting area with views of the lush greenery and mountains set beyond. The views create a romantic ambience as the sun sets in the evening. The windows are dressed with automated custom drapery and black-out backing.



SIX DIAMOND ENSUITE

The master suite is host to an expansive ensuite boasting the most exquisite freestanding bathtub with a large mirror set behind and glorious European fixture set above. There are two dressing rooms set on either side of the ensuite and two separate “his and hers” bathrooms with a walk-through frameless glass shower set between. The design of each bathroom allowed for two windows to flank each mirror and extensive counter space for bathroom accessories. The flooring is a porcelain in a marble pattern adding another element of style to this striking space. The faucets and mirrors are in a gold tone and the countertops are in a black quartz with elegant ivory veins. The richness of this space is unlike any others and the feeling you have in this space is that of royalty.











LOWER LEVEL

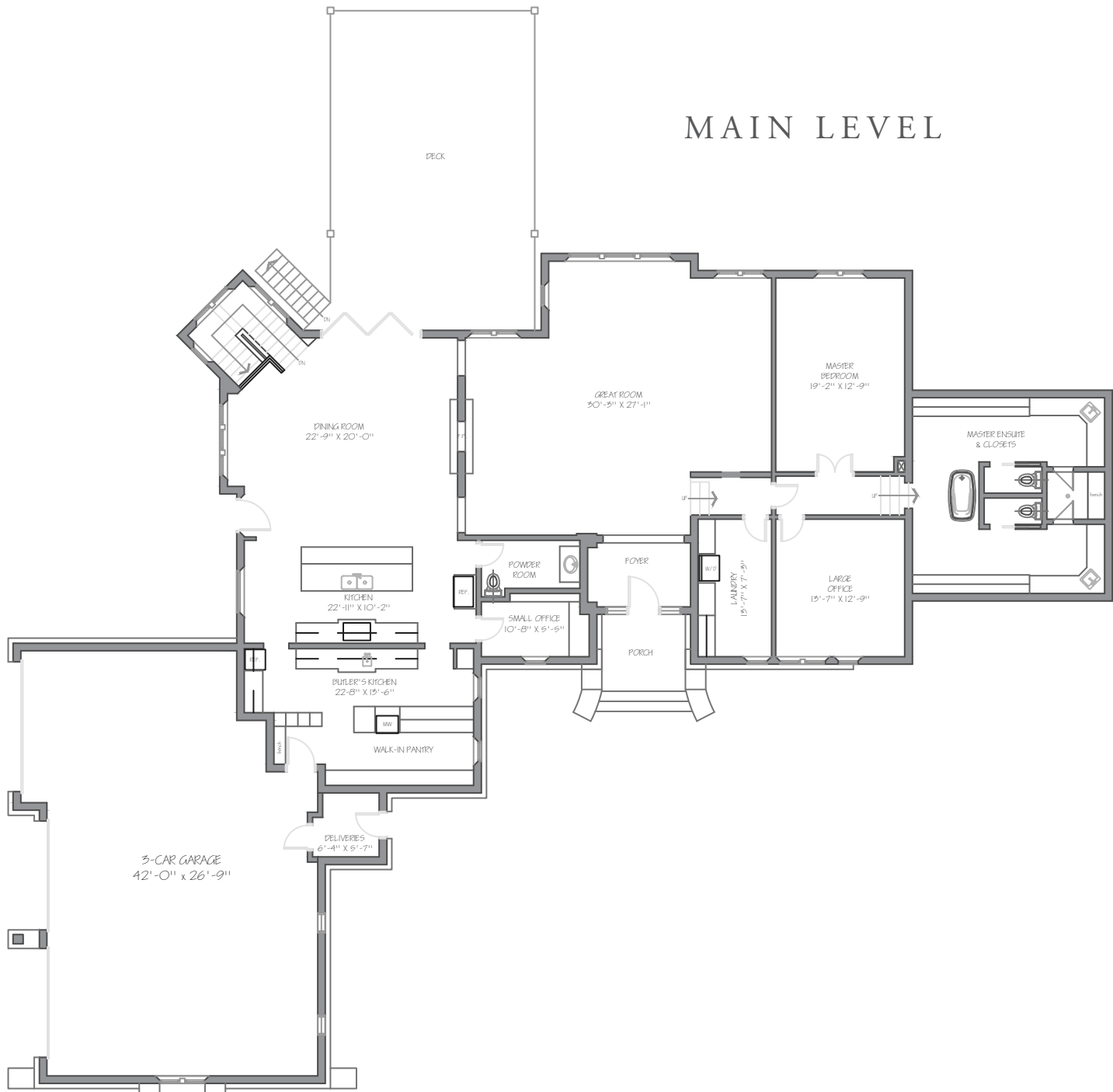
The lower level features a lovely family room, a sitting area with its own fireplace and a fantastic lowered exercise room with a glass wall, high ceilings and cork flooring. There are three bedrooms, two full bathrooms and one guest bathroom. The storage area leads out to an incredible garage/shop that is currently being used as a woodworking studio. This space could also be used as a toy garage with lifts, as a basketball court, for a golf simulator, or for a motorhome. The incredible high ceiling height allows for so many options. The home also features smart home technology, upgraded to the latest version of Control 4 automation system with touch screens throughout, as well as security cameras.



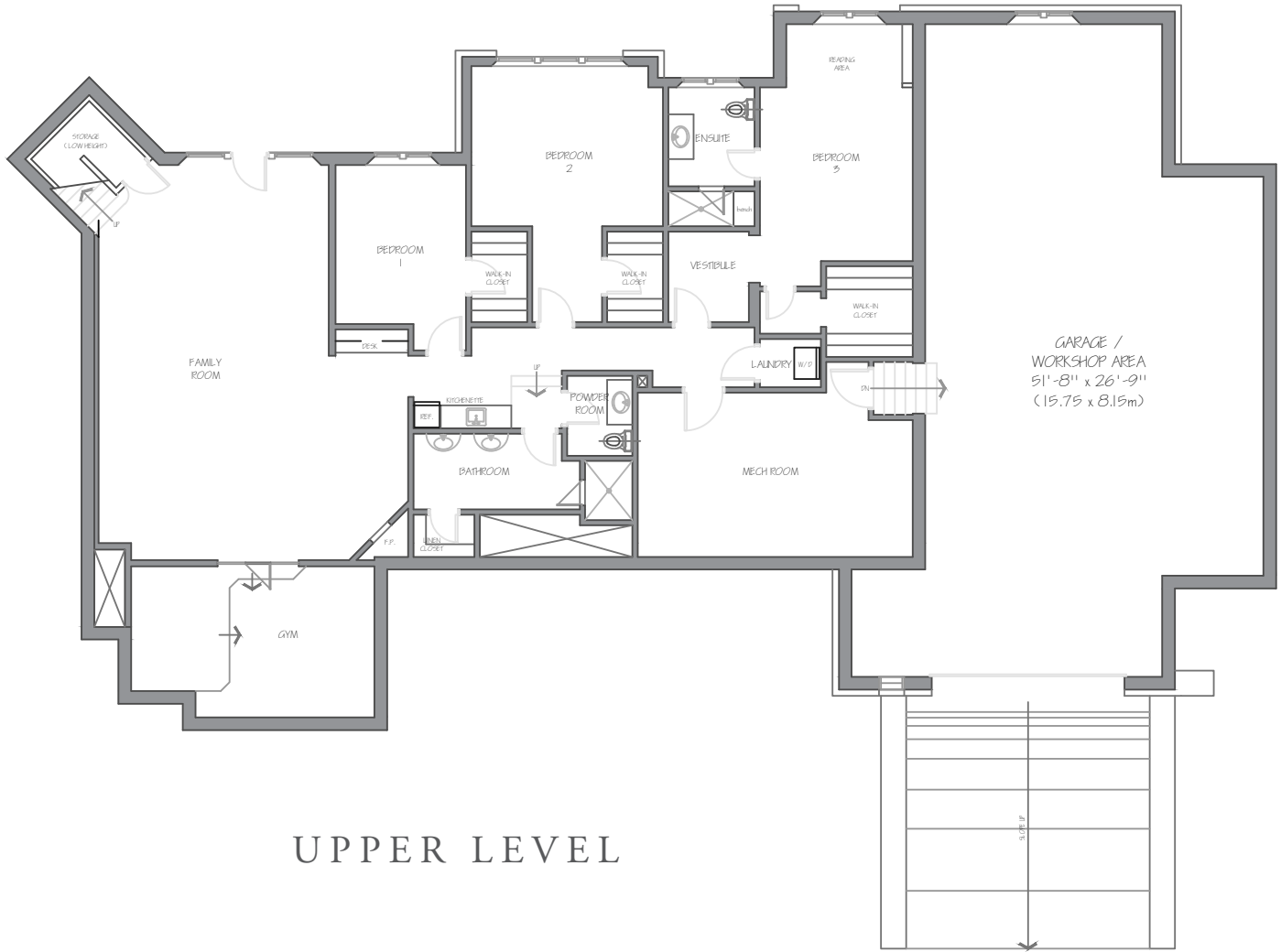








MAIN LEVEL



UPPER LEVEL

Main Floor Space:	3,213.89 square feet
Lower Floor Space:	2,572.98 square feet
Total Developed Floor Space:	5,786.87 square feet

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



COLDWELL BANKER

**COMPLETE
REAL ESTATE**

THE STARNES GROUP

www.thestarnesgroup.com
www.cbcompleterealestate.com
www.globalluxurycalgary.com

#72155, 1600 90th Avenue SW Calgary, Alberta, Canada T2V 5H9



RACHELLE STARNES
Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com



KATINA MARTIN
Licensed Real Estate Associate

C: 403.818.2225
E: katina@thestarnesgroup.com