



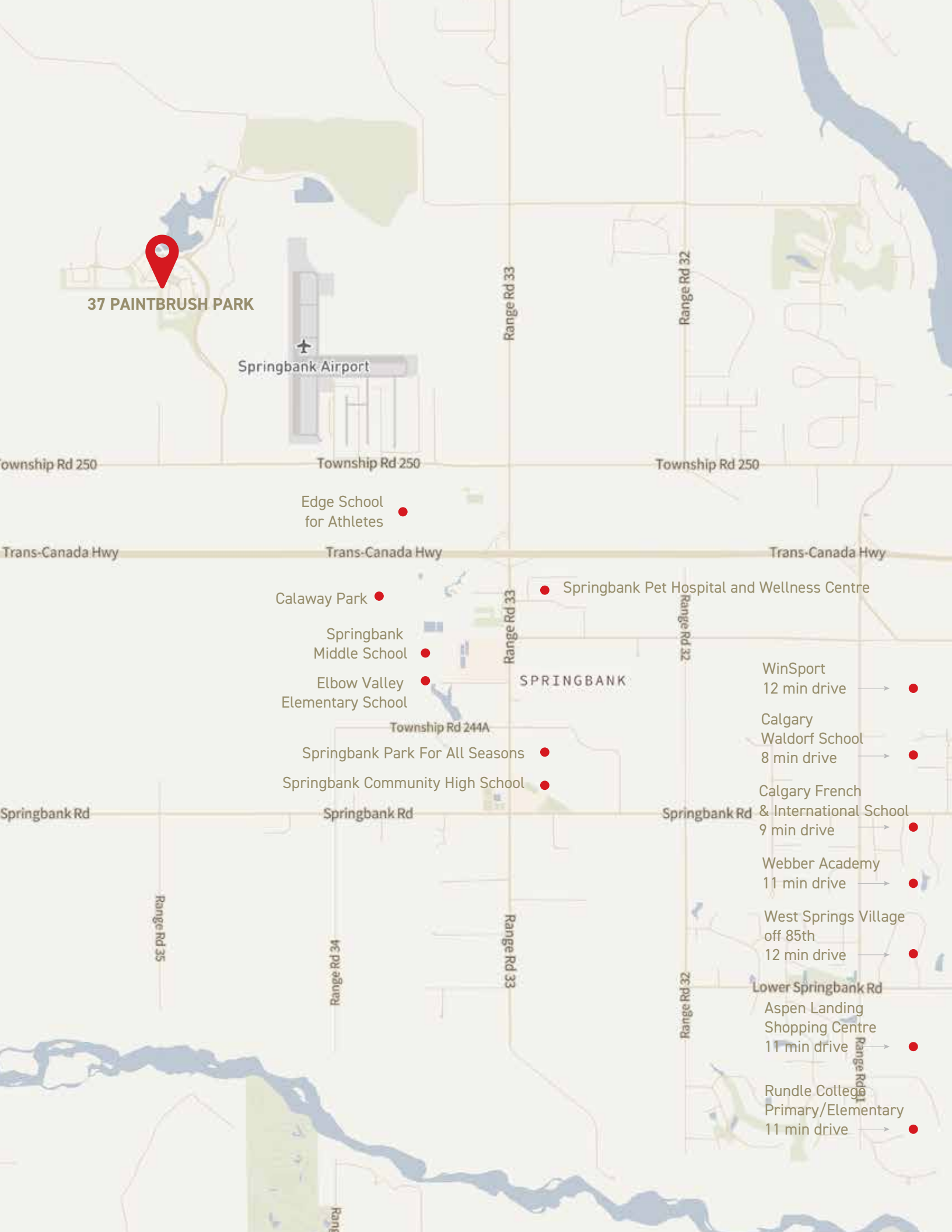
WHERE EXCELLENCE LIVES



COLDWELL BANKER
COMPLETE
REAL ESTATE

THE STARNES GROUP

37 PAINTBRUSH PARK | ROCKY VIEW COUNTY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK



Proudly Presenting
37 PAINTBRUSH PARK



Community of Springbank



<i>Main Floor Space:</i>	<i>1,368.98 square feet</i>
<i>Garage Space:</i>	<i>747.01 square feet</i>
<i>Upper Floor Space:</i>	<i>1,677.14 square feet</i>
<i>Total Above Grade Floor Space:</i>	<i>3,046.12 square feet</i>
<i>Lower Floor Space:</i>	<i>1,226.84 square feet</i>
<i>Total Developed Floor Space:</i>	<i>4,272.96 square feet</i>



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.



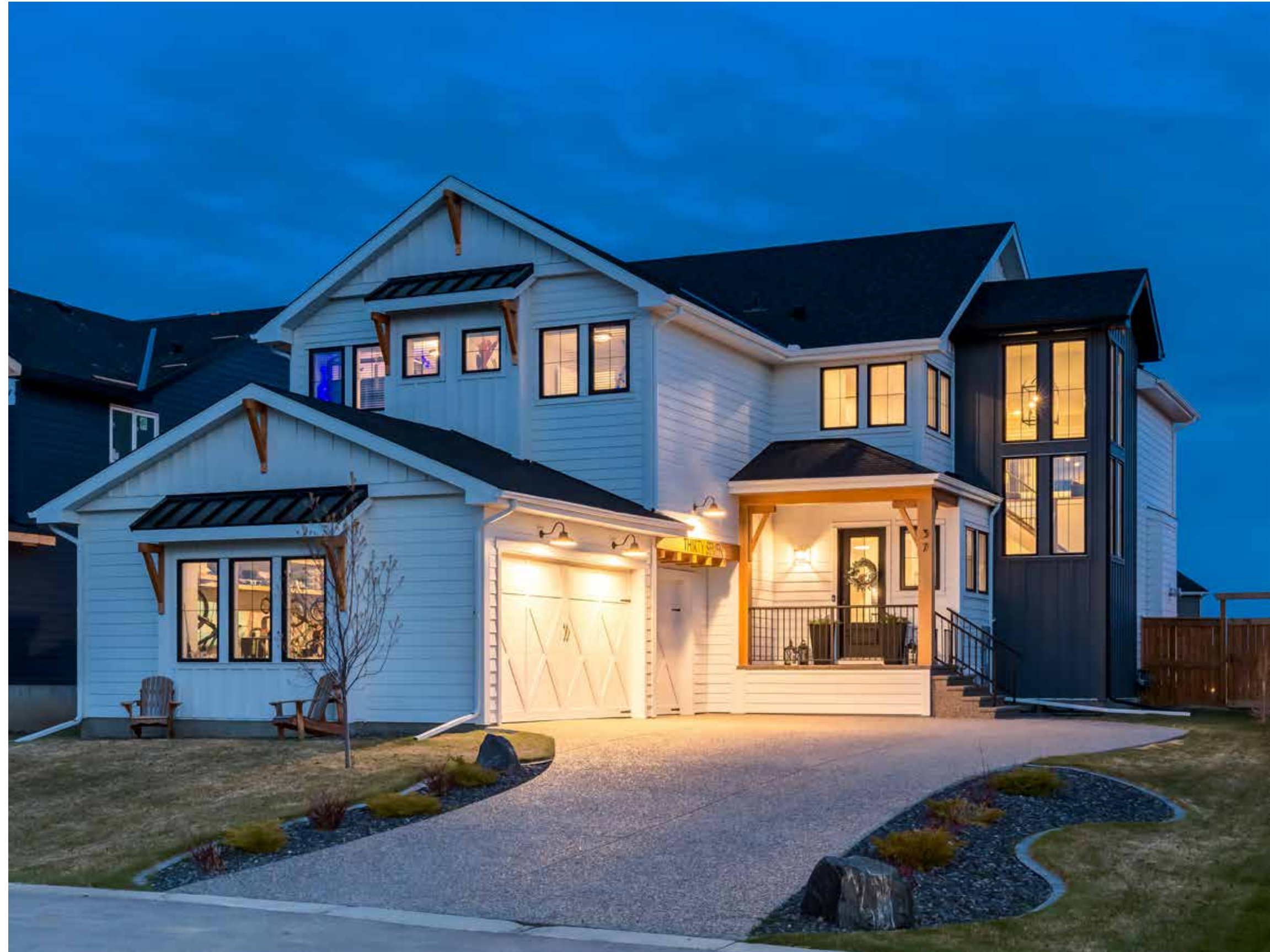




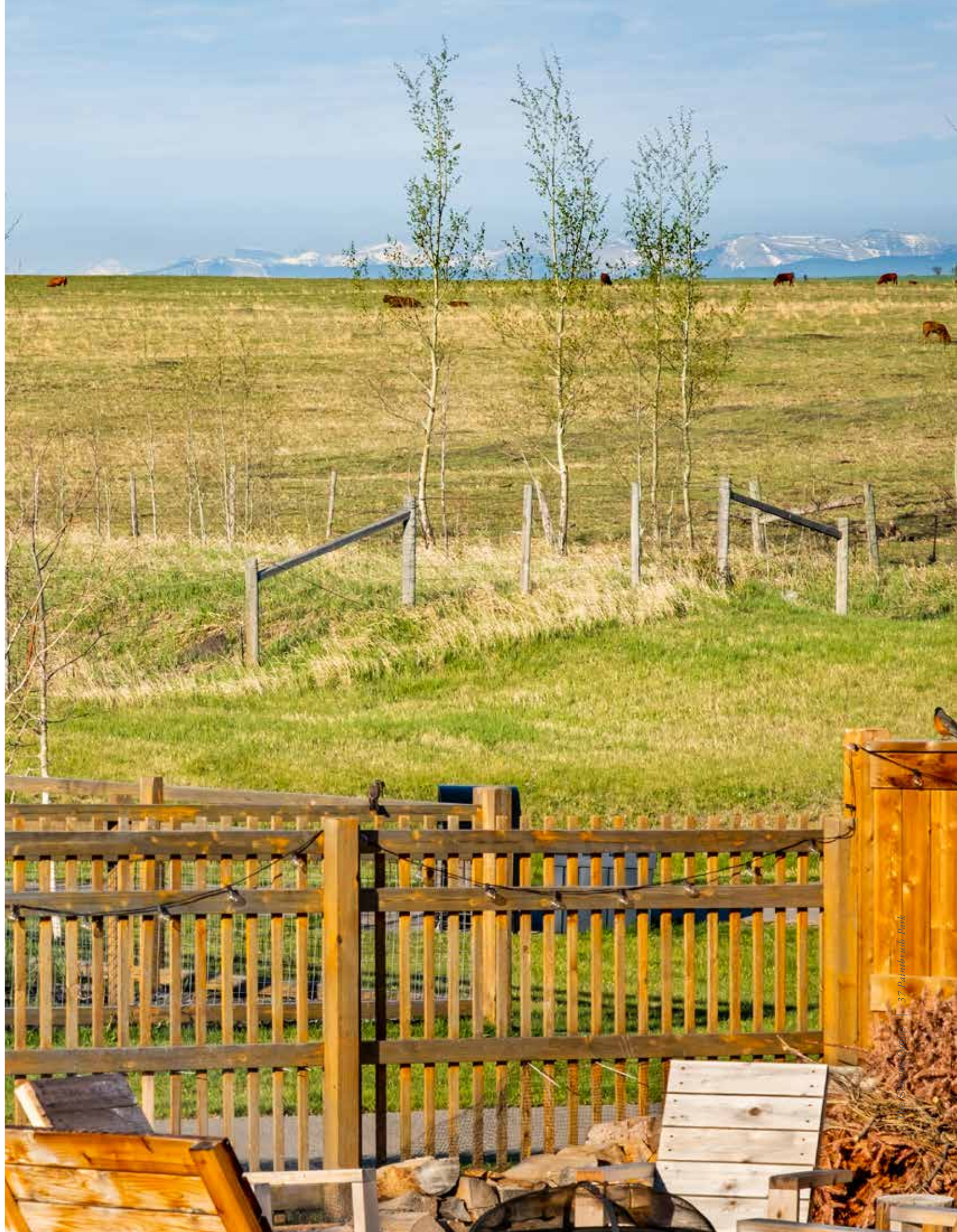


MODERN EXTERIOR DESIGN

Welcome to the modern farmhouse of your dreams! 37 Paintbrush Park offers superb curb appeal with the expert combinations of white and charcoal grey siding accented with black metal roof window features and natural wood. Black encased windows of varying sizes add to the curb appeal and allow an abundance of sun light to flood in. Additional touches include an exposed aggregate driveway as well as low maintenance landscaping that makes this house look show ready all year round.











YOU HAVE ARRIVED

As you enter this stunning home your eyes are instantly drawn to the back of the home where large windows perfectly frame the farmers field and Rocky Mountain views as if they are a painting. The gorgeous entry boasts high ceilings and beautiful hardwood floors in a chevron pattern giving it a grand feeling.





DREAM DESIGNER KITCHEN

People say the kitchen is the heart of the home and this home's heart is massive! Over fourteen feet long, the island boasts lavish marbled quartz countertops, two stainless steel dishwashers, and an exquisite cast iron farmhouse sink. This modern and fresh space is tied together with rich cabinetry displaying brushed brass hardware and soft close features. Set behind the gas cooktop is counter-to-ceiling white backsplash with stylish floating shelves. In the middle of this delightful space is a custom-made farm table that provides even more counterspace and adds to the modern farmhouse esthetic beautifully. Adding to the overall wow factor of this superb space is the coffered ceiling details, this truly is a kitchen you need to see in person to appreciate!









MAIN FLOOR LIVING SPACES

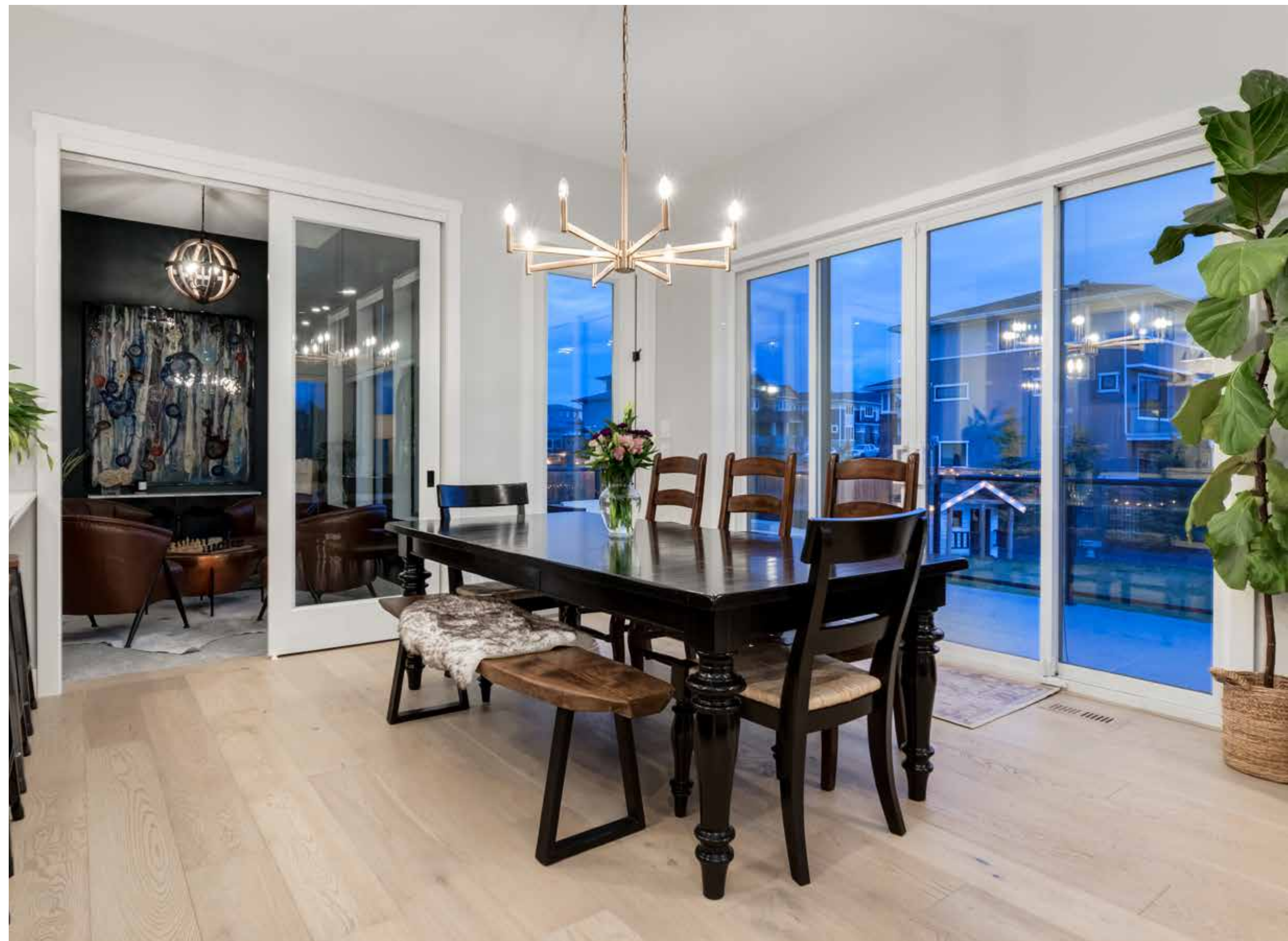
Much like the rest of this home, the main floor living is bright, open, and ideal for families of all sizes. The fireplace set below an attractive wood mantle provides a warm setting for great conversations and even better times!



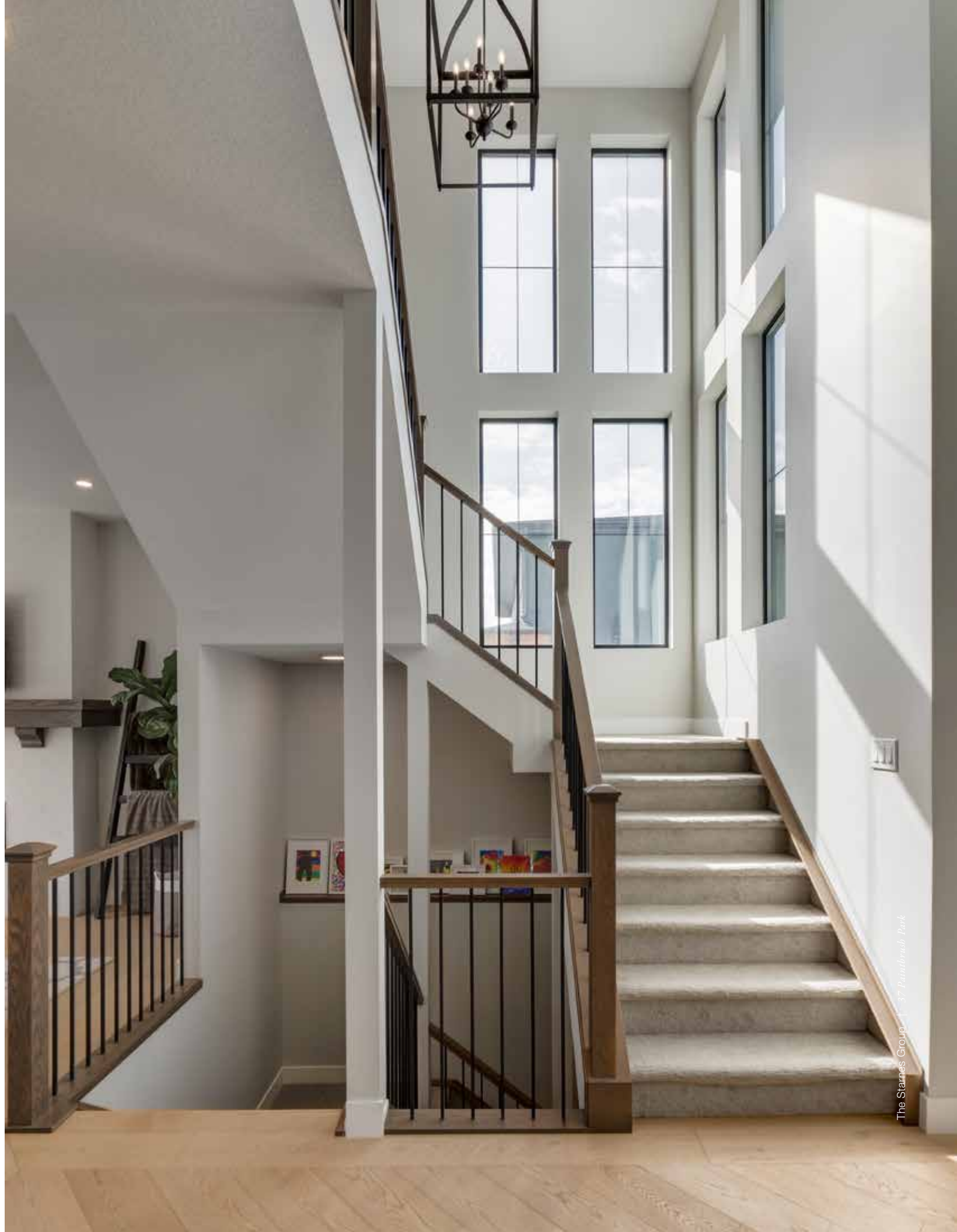


DINING ROOM

Transition past your large dining area to your very own wine and whisky room. This sublime space comes with a glass enclosed wine cellar and a beautiful emerald green finish.









UPPER-LEVEL LIVING

As your reach the top of the stairs you have arrived at your family flex space sporting some of the best mountain views in the house. This well-appointed space provides an excellent spot to cuddle up as a family and watch your favorite movies or cheer on your favorite sports teams.





MASTER OASIS

Tuck the kids in bed, close the barn door, and retreat to your master bed oasis. Wind down after a long day with a relaxing soak in your large tub as you gaze at the Rocky Mountains. This spa like ensuite is brought together with designer lighting, his and her vanities, and marbled hexagon tile flooring that gives this space an opulent feel. Adding to the luxury is the massive frameless glass steam shower that ensures you start each day with your best foot forward!





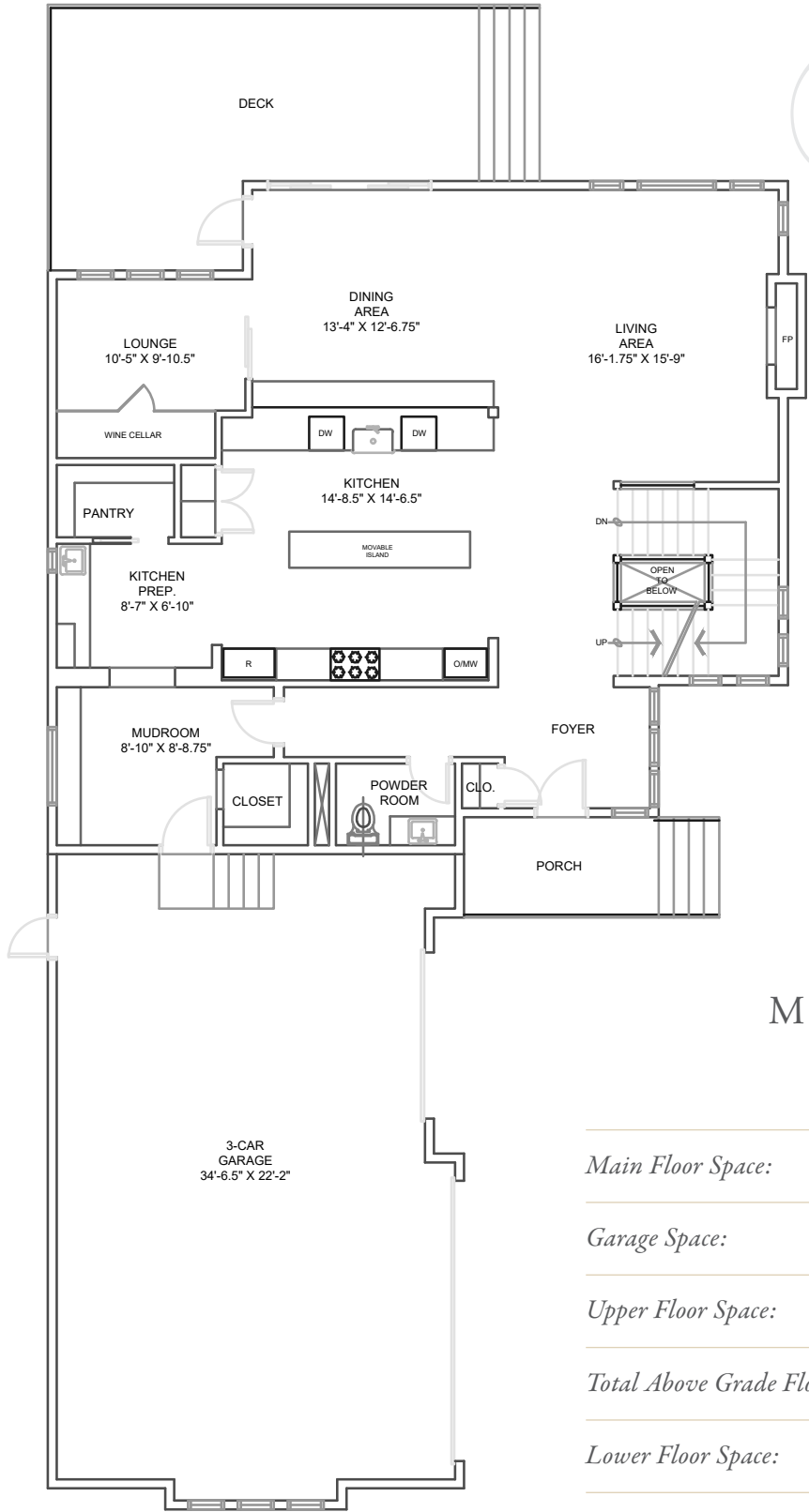


CHILDREN'S QUARTER'S

The kids wing of this house is separated by an impressive barn door to ensure a quiet sleep for all the kiddos. The first bedroom comes complete with a walk-in closet and four-piece ensuite bathroom. The other two well-sized rooms have walk in closets and shared fourpiece bath. Adding even more appeal to the kid's wing are small doors connecting the kids to create a cohesive and fun space for them to enjoy together. The upper-level laundry room makes life easier with less stairs and faster with four machines!

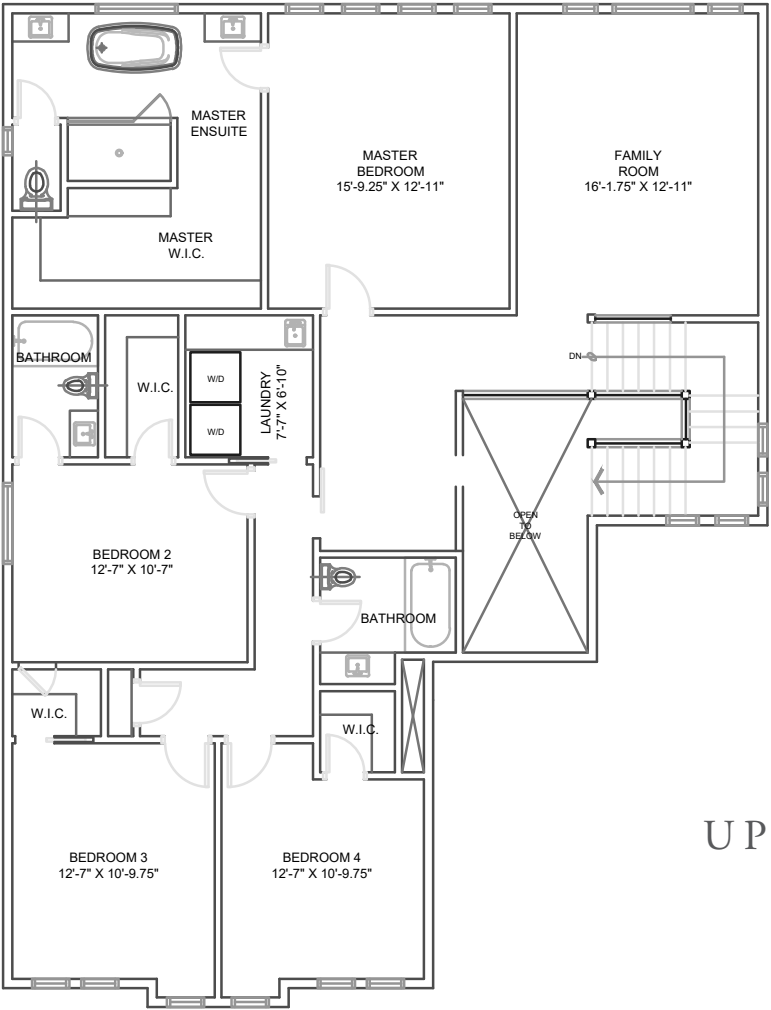


FLOOR PLANS

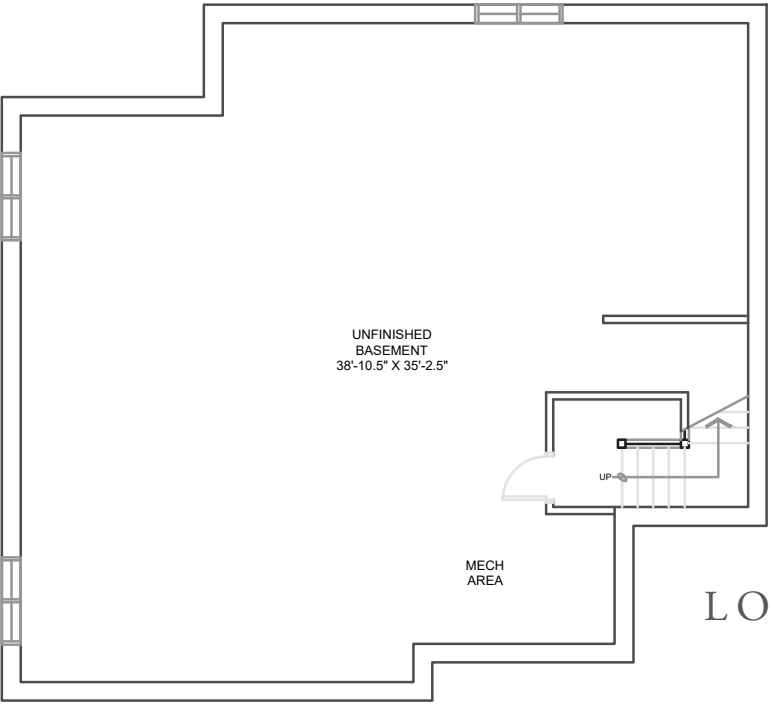


MAIN LEVEL

Main Floor Space:	1,368.98 square feet
Garage Space:	747.01 square feet
Upper Floor Space:	1,677.14 square feet
Total Above Grade Floor Space:	3,046.12 square feet
Lower Floor Space:	1,226.84 square feet
Total Developed Floor Space:	4,272.96 square feet



UPPER LEVEL



LOWER LEVEL

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.cbcompleterealstate.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



KYLE DEXTER

Licensed Real Estate Associate

C: 403.690.7589
E: kyle@thestarnesgroup.com