

Classic French Country Abode
SOPHISTICATED STYLE
FOR MODERN LIVING

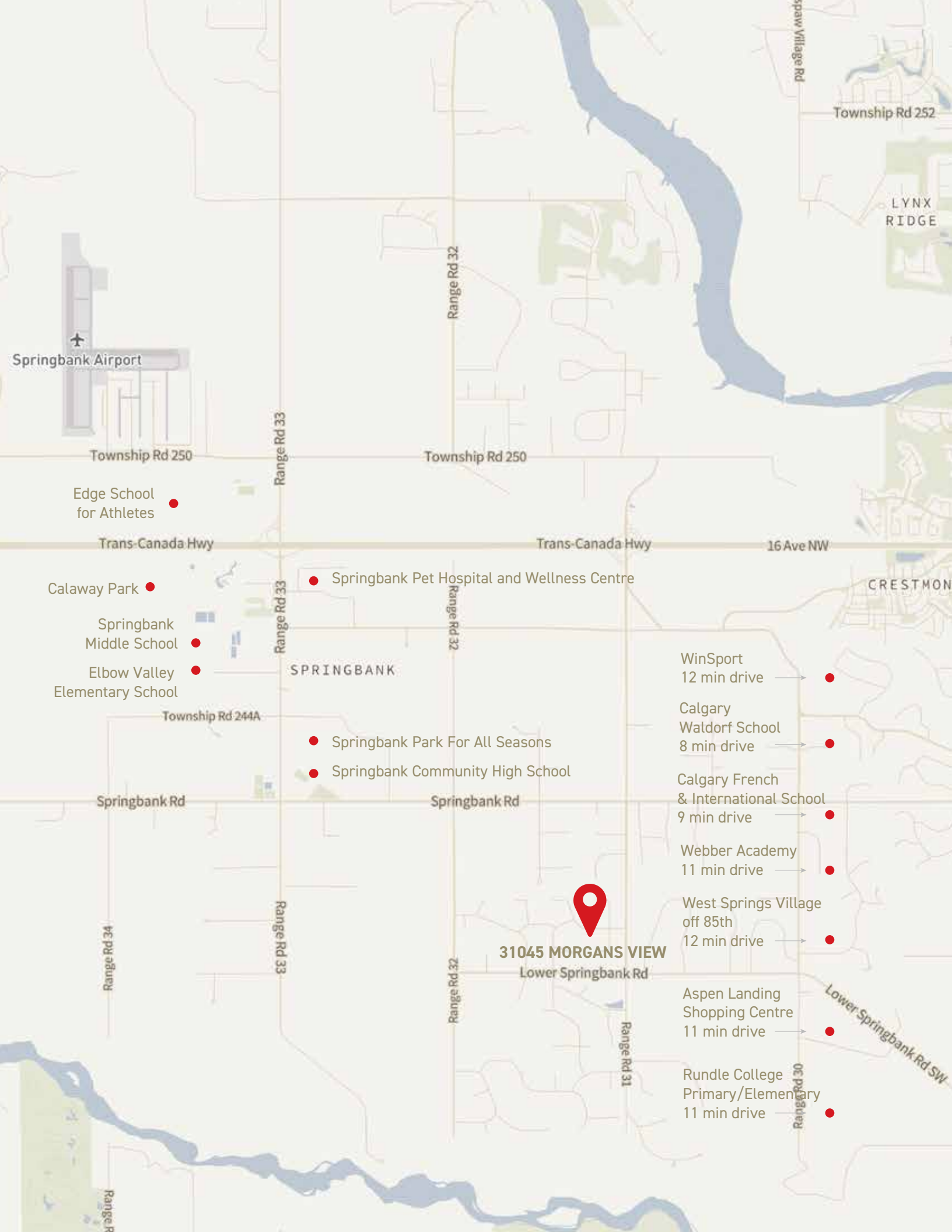


COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

31045 MORGANS VIEW | SPRINGBANK, ROCKY VIEW COUNTY
COMMUNITY OF MORGANS RISE



Proudly Presenting
31045 MORGANS VIEW



Community of Morgans Rise



PINNACLE LOCATION AND
SPECTACULAR ARCHITECTURE

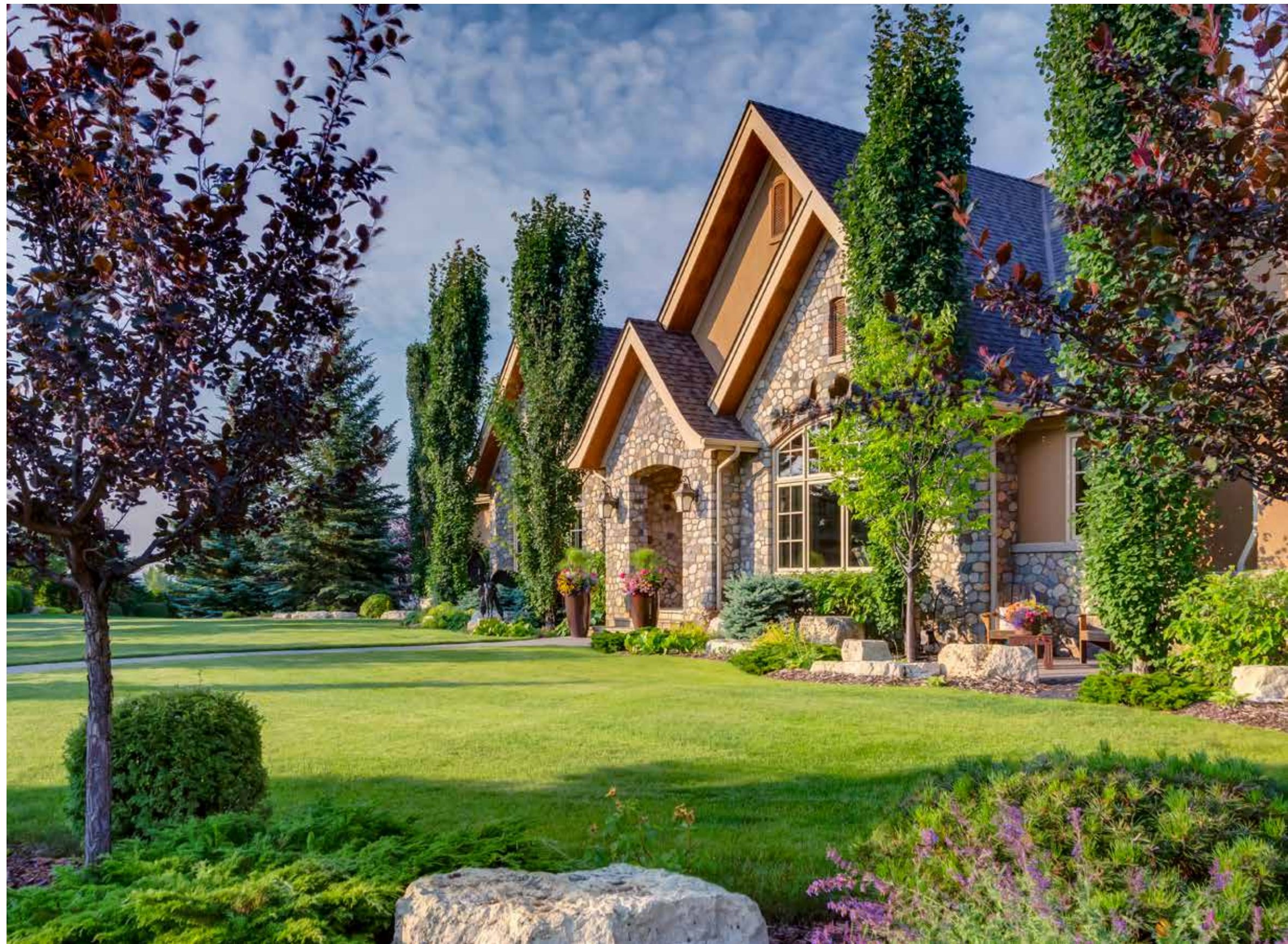
Morgans Rise takes its name and borrows its character from the Morgan horse, a majestic pedigree whose strength and grace weave their way through the history of the West. In the spirit of its namesake, this stately community in South Springbank combines the western tradition of wide-open living with 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.



EUROPEAN ARCHITECTURE

This magnificent *GALLAGHER GRANVILLE* custom-built bungalow was masterfully designed by *McDowell & Associates* and interior design details impeccably curated by the existing owner and *Suzanne Hayden*. The exterior architecture is stately showcasing split-faced fieldstone detailing wrapping the entire base of the home, curved French Country windows, a covered stone entrance, a steeply pitched cottage roofline, and rich timber detailing on the back deck areas.









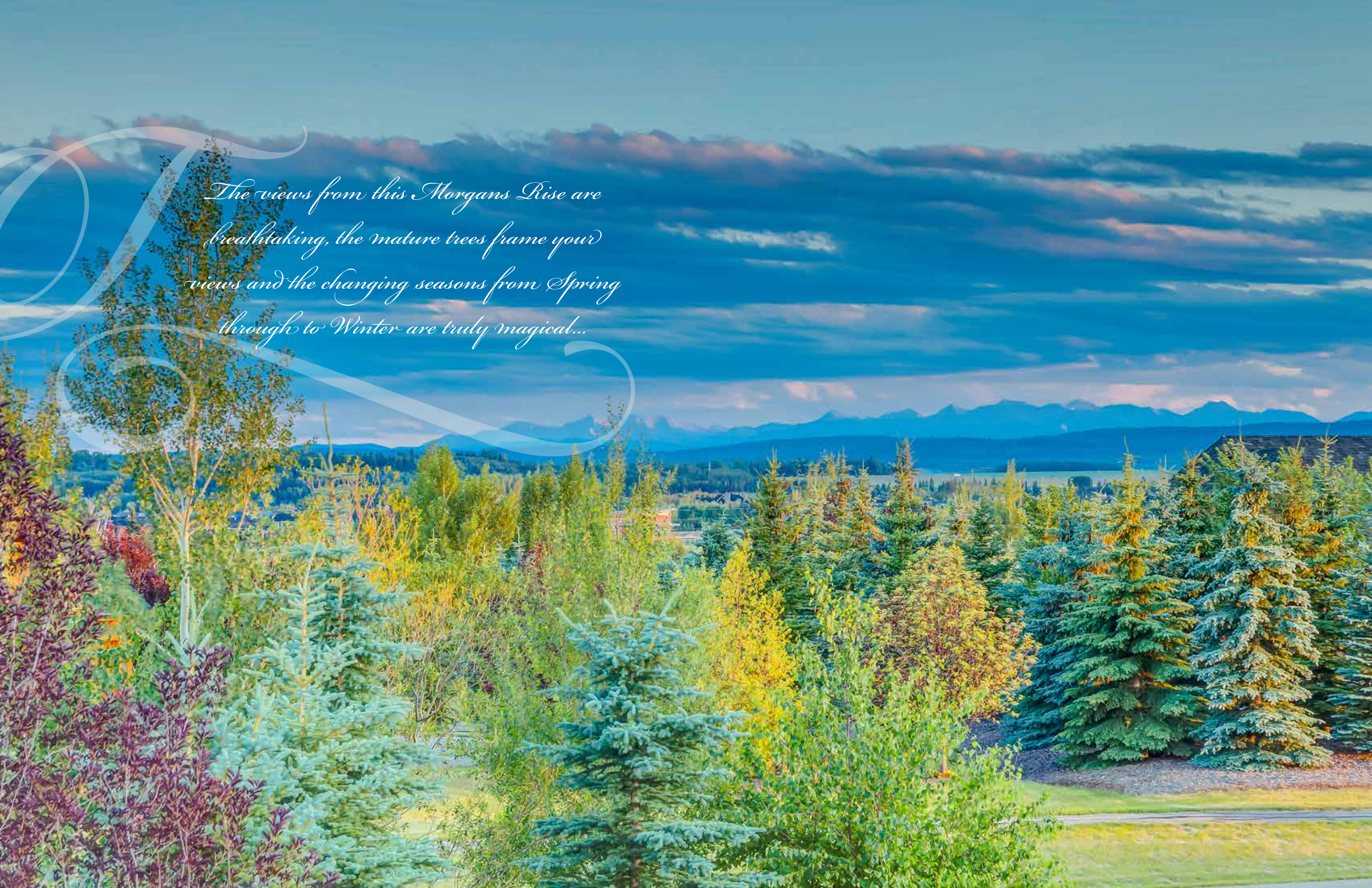


A GARDEN PARADISE

The professionally landscaped yard of this pristine property is like no other. Curved walkways, perfectly edged gardens, a glistening waterfall feature, mature deciduous and coniferous trees, perfectly manicured shrubs, flowering fruit trees, extensive rock detailing, exquisite perennials and a multitude of colours makes for an Alberta version of Butchart Gardens.

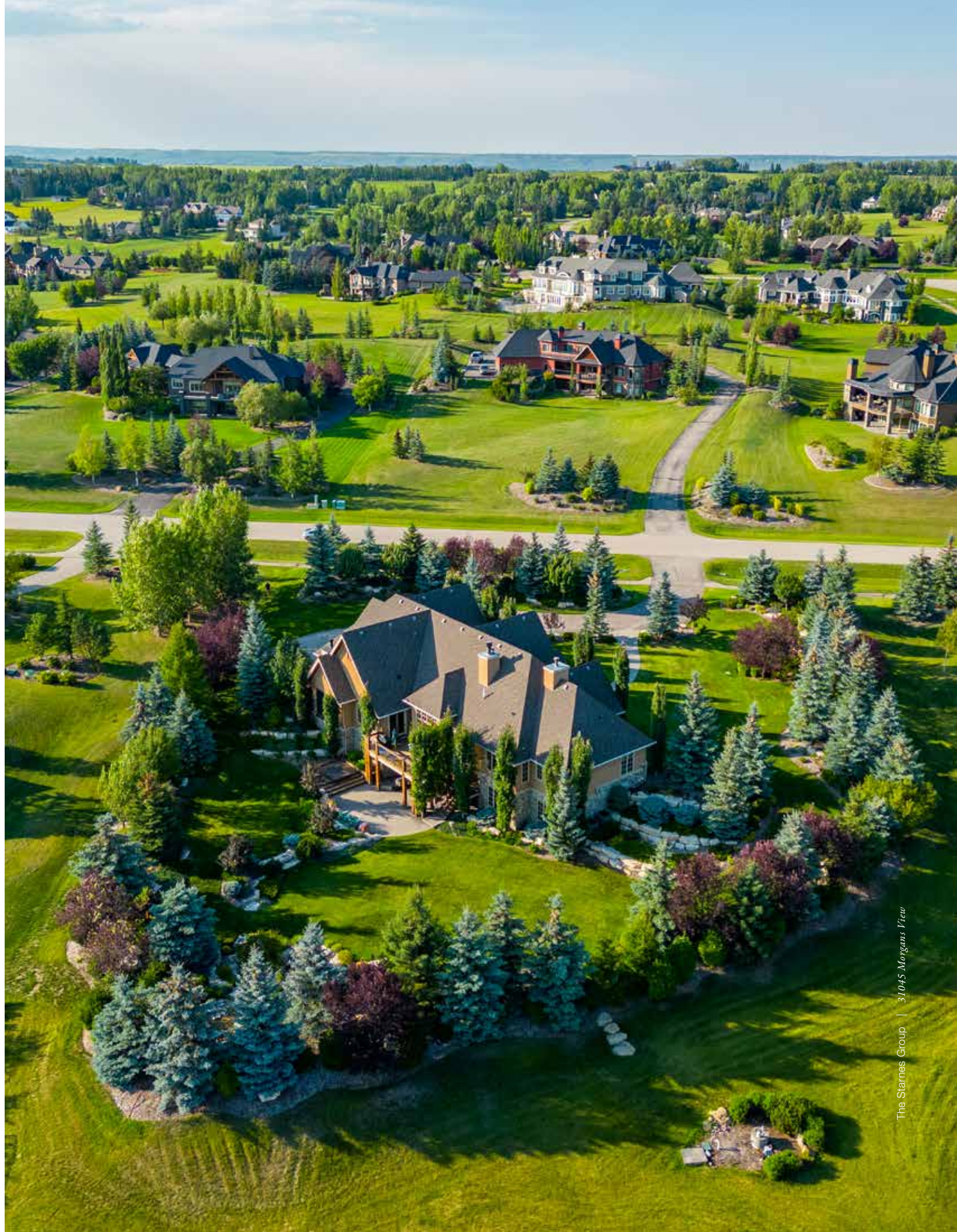




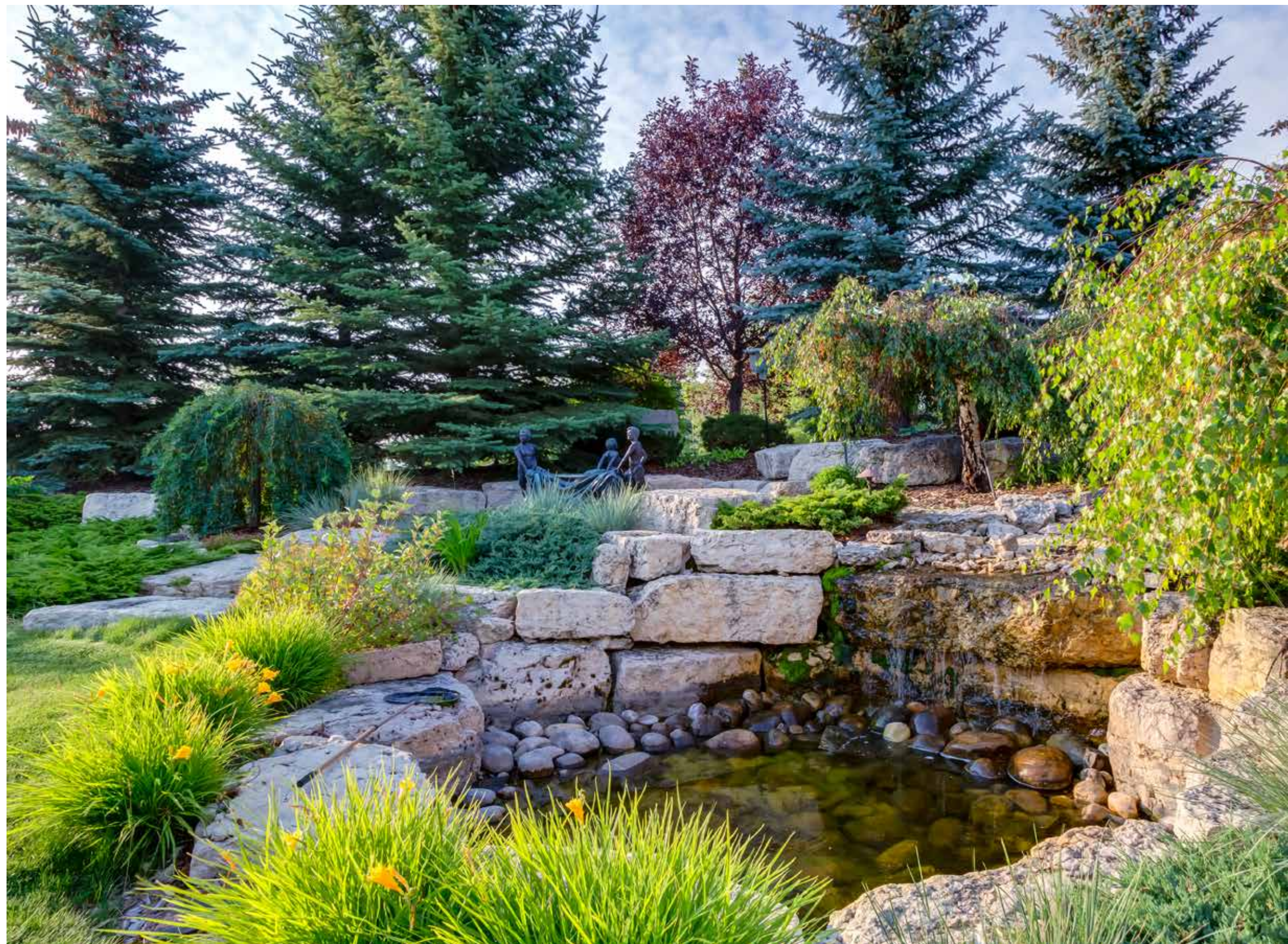
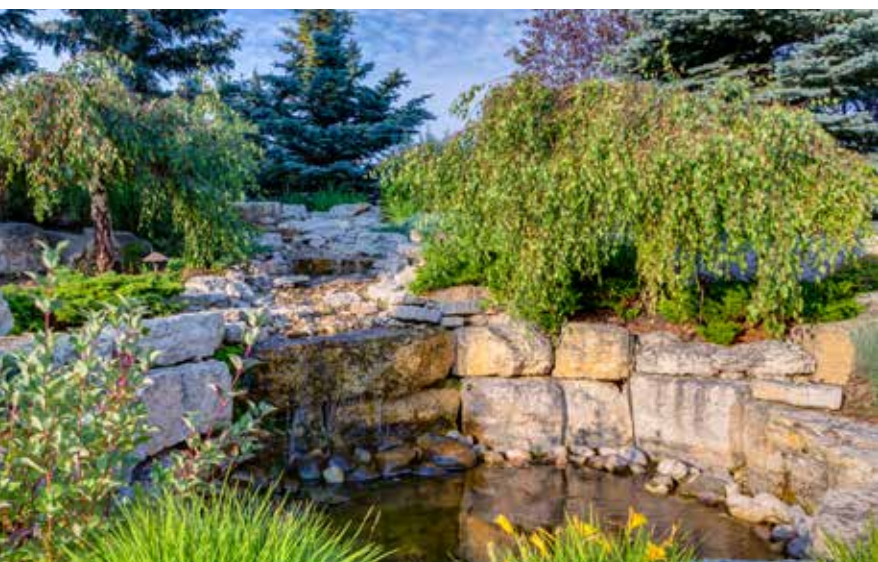


*The views from this Morgans Rise are
breathtaking, the mature trees frame your
views and the changing seasons from Spring
through to Winter are truly magical...*













YOU HAVE ARRIVED

Welcome to 31045 Morgans View. Ascend through the rich curved wood front door that expands across the entire front foyer, inset with windows and side panels. No designer detail was overlooked in this special home from the diamond patterned limestone and marble tile in the foyer to the double cornice ceiling mouldings to quarter sawn oak flooring throughout the main living areas to the custom narrow French passage doors inset with bevelled glass. Even the stairwell to the back terrace and lower level is impeccably designed. The main floor den boasts lovely East sunshine overlooking the front gardens and features extensive built-ins, a cozy fireplace, library shelves and a perfect spot for watching the evening news.







GREAT ROOM

The great room is open to the kitchen and boasts angled coffered ceiling and beam accents, a limestone fireplace, exquisite wainscot chair rail panelling and lovely art lighting. The window coverings were beautifully curated to match the classic paisley fabrics in this magazine quality space.







FORMAL DINING

The formal dining space is set up with incredible library walls with undercabinet lit counters, a sparkling Swarovski iron and crystal chandelier, and a butlers servery with leaded glass display cabinets, a wine fridge, a dishwasher drawer and a bar sink.

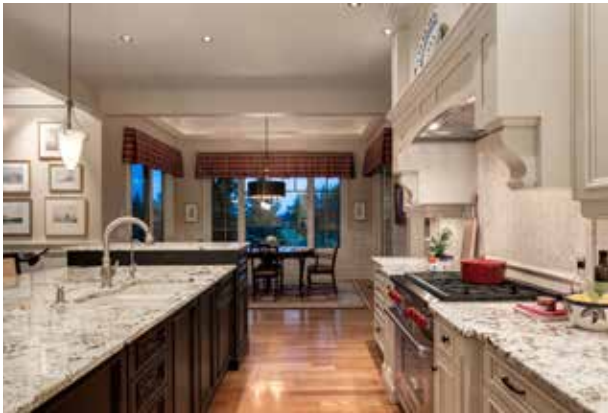




CLASSIC COUNTRY KITCHEN

In looking through DREAM KITCHENS magazine, this kitchen should be one of their featured designer kitchens. Custom crafted by *BF Woodworks*, the efficient design with wide spacing between the kitchen and island makes for several Chef's in the kitchen to work in perfect sync. Framed cabinets, lit upper glass, cabinetry to the ceiling, limestone back-splash accents, bronzed hardware pulls, and beautiful cornice detailing finish off this main living space giving an air of elegance to a functional and efficiently designed kitchen. The center island is done in a rich Espresso wood finish and has a raised cookbook and storage bank on the West end. A butlers pantry is hidden behind a showcases a custom china cabinet built specifically to match the kitchen island. The high end appliance package includes a *Wolf* six-burner gas range, a *Wolf* warming drawer, a *Wolf* wall oven and another convection microwave, two *Subzero* refrigerator drawers, a *Miele* dishwasher, and a *Subzero* refrigerator/freezer.







BREAKFAST NOOK AND OUTDOOR LIVING ROOM

The breakfast nook has the best view in the house overlooking the incredible backyard and waterfall areas. The ceiling is spectacular with Bermuda tray ceiling panelling and a classic chandelier with a black shade. A patio door leads out to a screened outdoor living room where the existing owners love to spend summer evenings relaxing in front of the wood-burning stone fireplace, enjoying a glass of wine.







PRIMARY SUITE

The primary suite encompasses the entire West wing of the house. A large sitting area to the Southwest is set up as a romantic home office and sitting area overlooking the backyard and views set beyond.







LUXURIOUS ENSUITE

The adjoining ensuite is filled with natural light and has a dedicated built-in dressing table, a separate water closet, a double vanity, extensive built-in cabinets with glass inserts, a soaker bathtub, a steam shower and a large walk-in closet with a center island for packing for travel.





LOWER LEVEL

The staircase to the lower level is beautiful and has a landing opening to the deck area outside. As you descend to the bottom, you will come across an entire wall clad in natural split-faced fieldstone where a wood door leads to the wine cellar. A bar enclave next door features a bar sink, another dishwasher and bar fridge. The entertaining family room area has a freestanding fireplace, doors leading out to the hot-tub area and extensive built-in shelving. The exercise room features rubber flooring, a wall of mirrors, and a glass window wall.





BEDROOM QUARTERS

A lower-level guest suite is located next to the family room and has immediate access to the lower terrace and hot tub area. The guest ensuite features a shower, beautifully appointed vanity and a water closet with a bidet. One of the other two bedrooms is being used as a craft room and the second bedroom features a lovely built-in window bench with shelving on each side. The bedroom bathroom features a whimsical Graham & Brown wallpaper, a second steam shower along with two vanities.

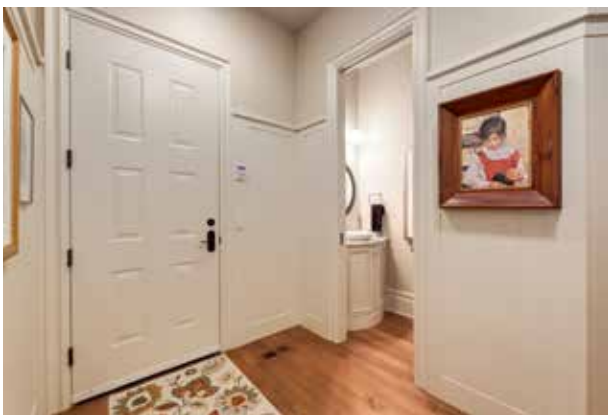
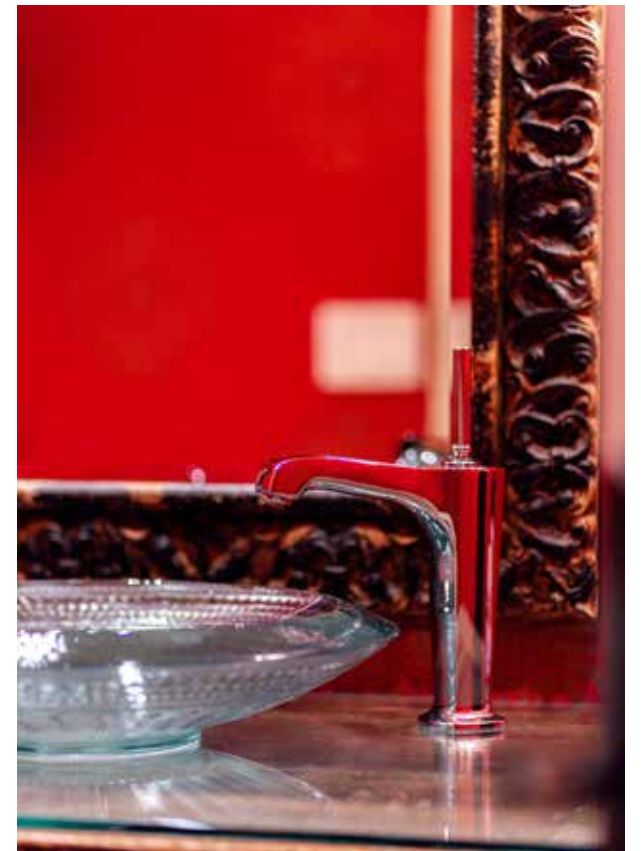






AUXILLARY SPACES

The main floor laundry room is gigantic and has space to set up an ironing board. The back mudroom area has cabinetry with metal inserts, a quaint upholstered bench with hooks above and leads to the heated garage. The main floor powder room showcases an antique Asian styled vanity and stunning Printers Guild wallpaper.

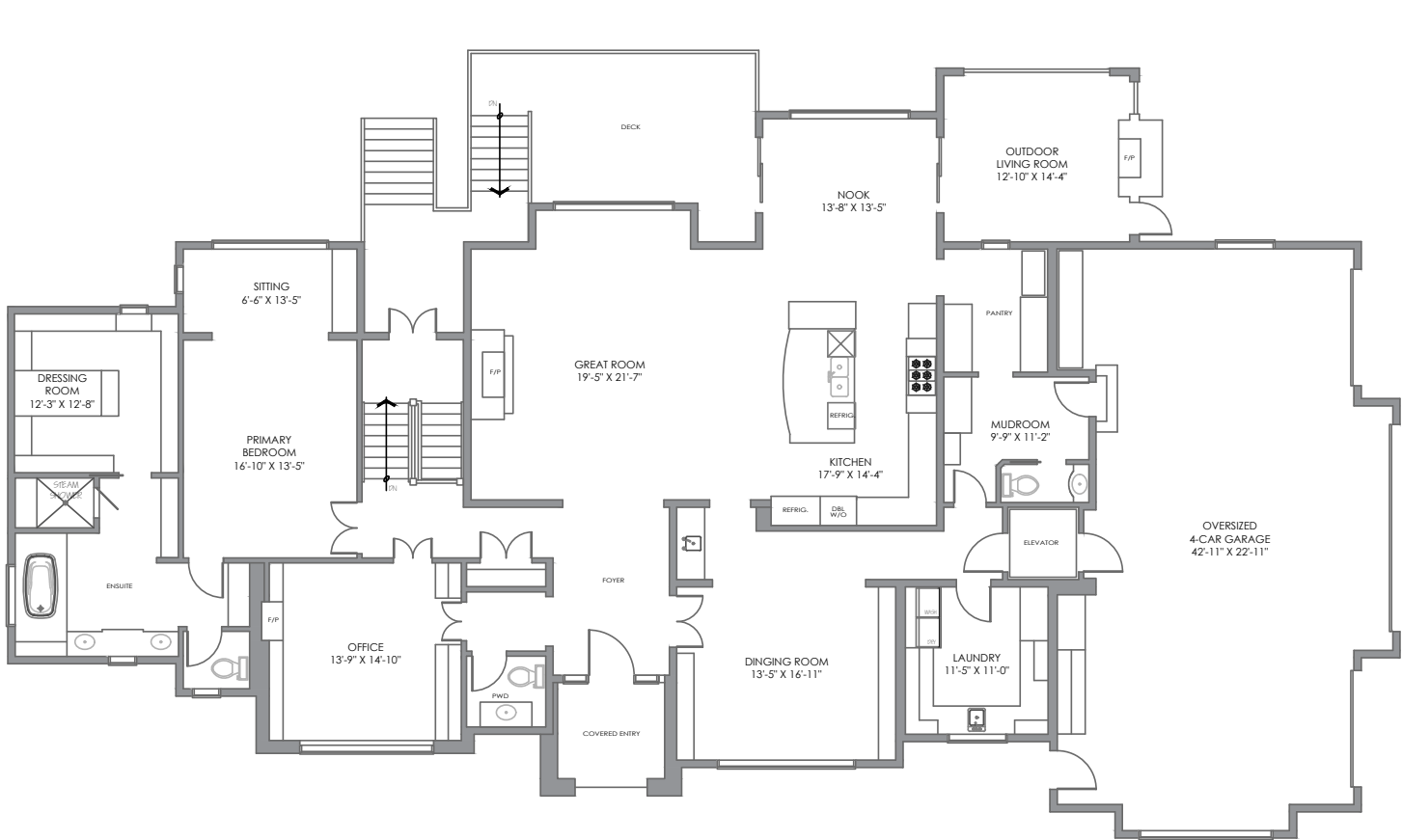




ADDITIONAL FEATURES OF THIS BEAUTIFUL HOME...

- Metal clad triple pane windows
- A full size elevator connecting the floors that opens to the garage and inside
- Cistern for irrigation
- Built in workshop in garage with hot and cold water taps and slat board hanging areas
- Exposed aggregate walkways and steps, front East terrace
- Eight foot solid core closet and passage doors
- Septic tank and field
- Exquisite drawer hardware and pulls from Banbury Lane
- Wood soffits and outdoor heater
- Timber post deck posts
- Two furnaces
- ROI water filtration system and water softener
- Two sump pumps, one under the elevator
- Aqua trip system





MAIN LEVEL

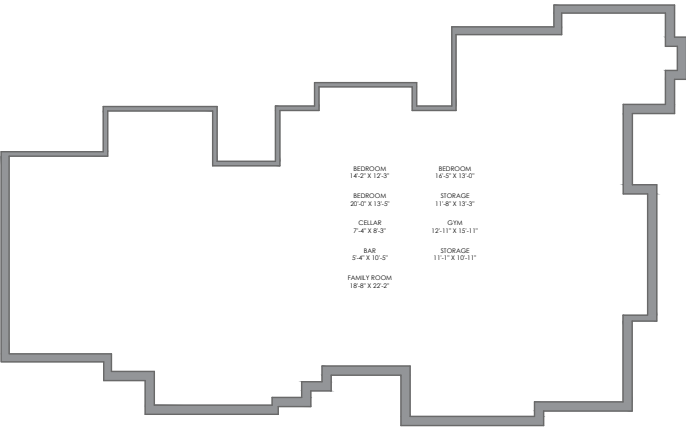


LOWER LEVEL

Main Floor Space:	3,147.59 square feet
Outdoor Living Room:	214.8 square feet
Garage Area:	1,075.56 square feet
Lower Floor Space:	3,043.26 square feet
Total Developed Floor Space:	6,190.85 square feet



Main Level



Lower Level

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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.









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