

# MODERN COUNTRY *Masterpiece*



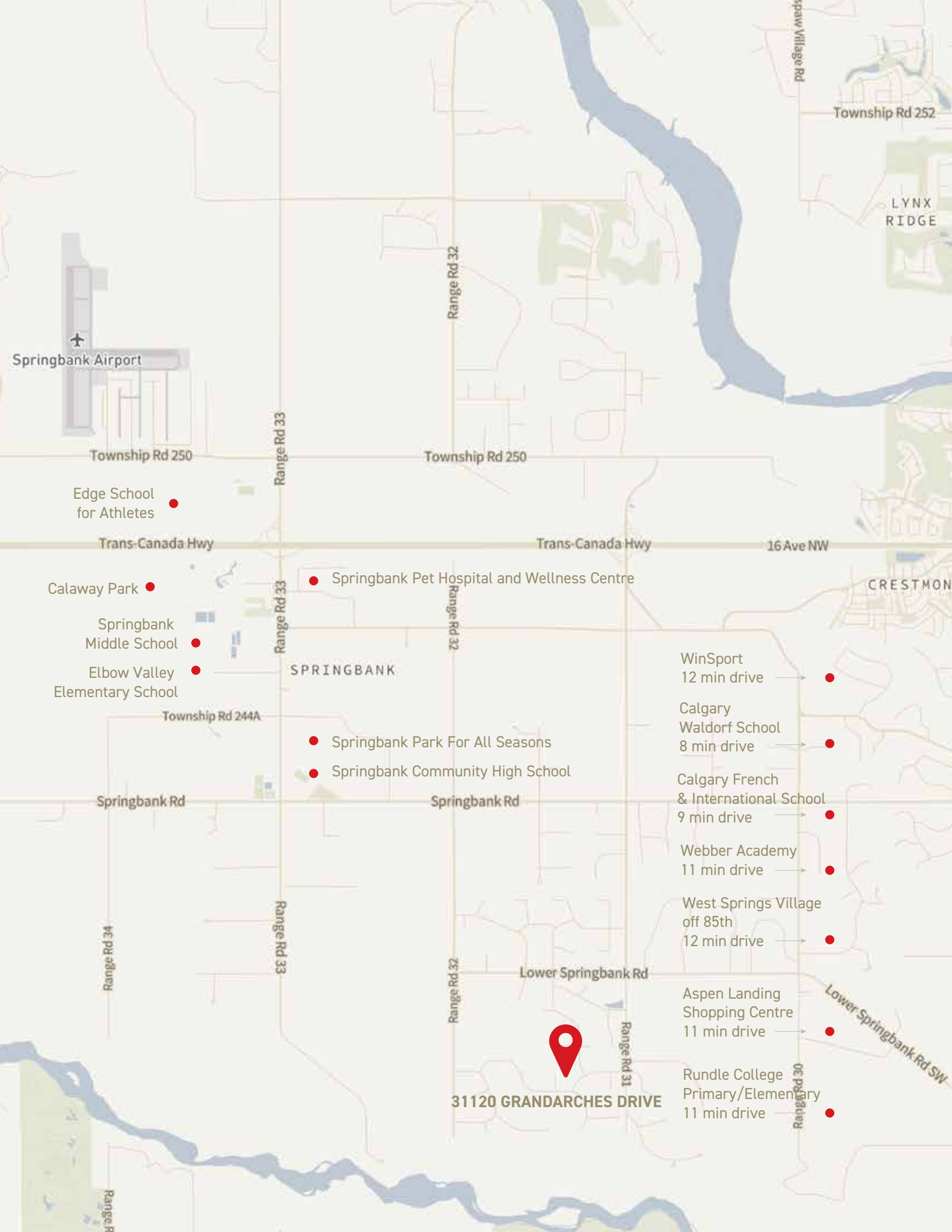
COLDWELL BANKER  
MOUNTAIN CENTRAL  
THE STARNES GROUP

*Proudly Presenting*

**31120 GRANDARCHES DRIVE**

ROCKY VIEW COUNTY | ALBERTA, CANADA

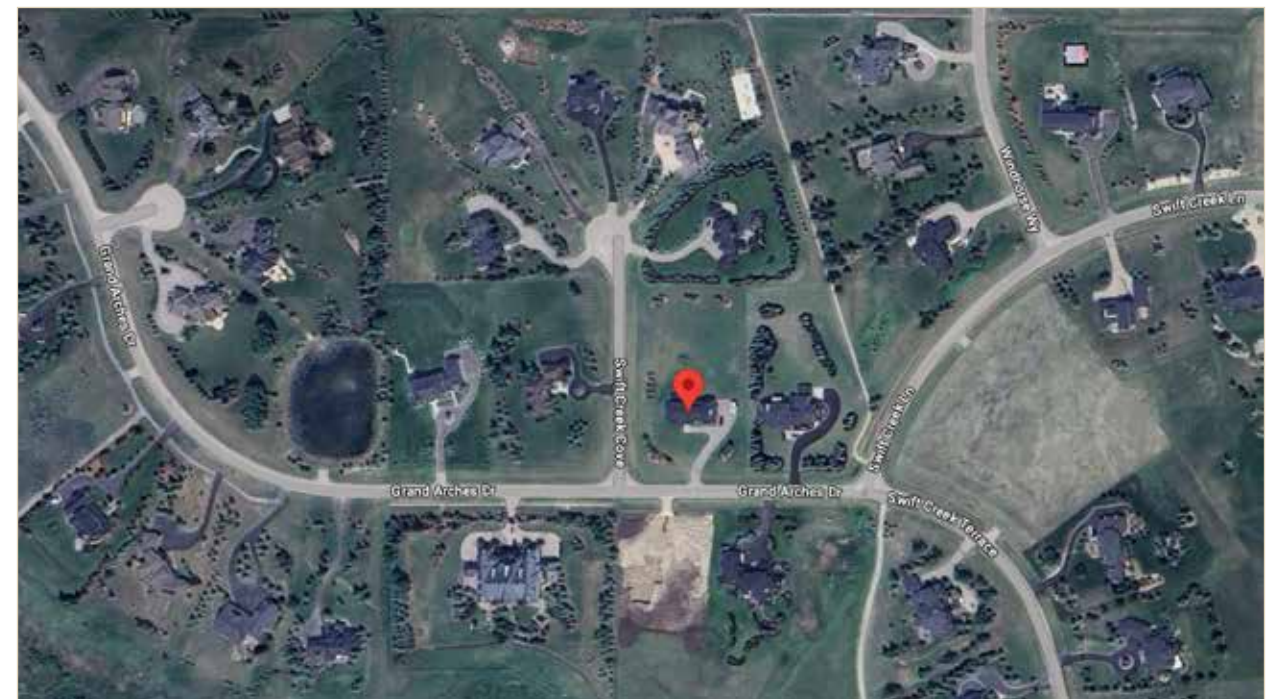




*Proudly Presenting*  
31120 GRANDARCHES DRIVE



*Community of Swift Creek Estates*



Swift Creek Estates rests peacefully on the rolling hills of Springbank in Rocky View County where the prairies meet the mountains just 5 minutes west of the Calgary, City limits. A place so breathtakingly beautiful, quiet and peaceful that hawks, Canada Geese and other birds are in abundance with regular visits from deer, coyotes and the occasional moose. With only 59 homes nestled on 2 acre parcels, the community covers 150 acres including 32 acres of common area with wide open spaces. Swift Creek's natural beauty and charm is the ultimate retreat for homeowners.





## MODERN COUNTRY ARCHITECTURE

This stately MODERN COUNTRY family home has tremendous street appeal with a grand covered front entry, double glass front doors, interesting curved and peaked roof designs, painted timber gables above the windows, curved accent windows showcasing the designer lighting, extensive stone accents and beautiful eave lighting.











## BEAUTIFUL LOT AND LANDSCAPE

The property is set on two professionally landscaped acres and boasts beautiful front gardens, mature trees and expansive lawns for children to play soccer or space to set up an outdoor winter skating rink. The existing owner created raised garden “herb” beds along the gigantic covered outdoor porch. This is the perfect spot to sit and have a coffee while watching the kids play in the backyard.











## YOU HAVE ARRIVED

As you enter through the designer front doors, inset with etched glass, you are in awe of the barrel vaulted ceiling detailing set above with sparkling contemporary light fixtures. A double sided glass fireplace welcomes guests and the wood floors add a richness to the space. To the left is a formal den/office with a feature electric fireplace. The views to the Southwest from this room are serene and bright. There is a second main floor office painted in a whimsical “orange” colour for the artistic individual of the house.











## FORMAL DINING

The formal dining room is set to the right of the large foyer area and is very large in size allowing for 10-12 guests for family and friends to gather. The powder room is set behind leading to the art gallery hallway.







## A CORDON BLUE KITCHEN

The classic “modern country” kitchen is the favorite room of the house featuring a gigantic center island, fabulous large windows over the sink and counter overlooking the backyard, high end luxury appliances (*WOLF, Dacor, Jenn Air*), a glass tile backsplash, undercounter and upper cabinet feature lighting, glass china cabinet doors and extensive counter and storage space. A second “spice/baking” kitchen keeps all of the mess and small appliances out of the main kitchen.











## MAIN FLOOR FAMILY AREA

The family room is open to the kitchen and breakfast nook and showcased extensive built-in shelving and cabinetry on each side of the warm and cozy gas fireplace. An incredible Southwest sunroom is just off the family room area and is currently being used as an arts and crafts children's playroom.















## AUXILIARY AREAS

A walk-through pantry with extensive shelving leads to the mudroom area featuring fantastic lockers and benches for every family member. A dedicated laundry room is just off the mud room and has its own sink and extensive storage cabinetry. A second laundry room is located on the upper level as well.







## UPPER LEVEL CHILDREN'S QUARTERS

As you ascend to the upper level, the floating staircase with open rises and glass railing is an art piece in itself. An upper-level loft/family room area has the most magnificent views of the mountains and looks upon the two barrel vaulted entry and breakfast nook areas. The upper level features three children's bedrooms in addition to the primary suite, each with their own ensuites and walk-in closets.















## PRIMARY SUITE

The primary suite encompasses the entire East wing of the house with “his and hers” separate closets, a gigantic bedroom area with its own sitting area, a built-in window seat and lots of room for clothing chests.









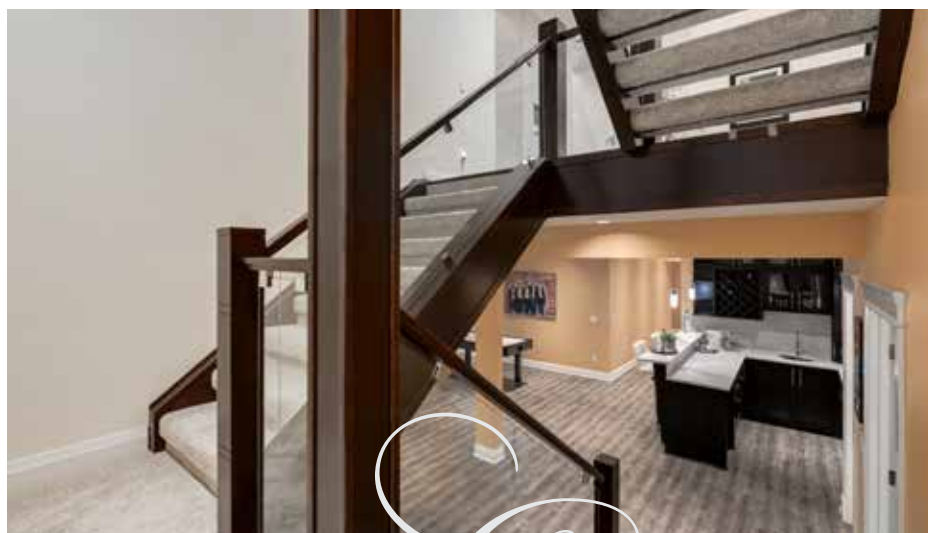


SPA-LIKE ENSUITE

The primary ensuite features two vanities along with a dressing table area, a frameless glass shower, a separate water closet and a stunning freestanding soaker bathtub. This is a beautifully appointed space that feels like a six-diamond luxury hotel.







## ENTERTAINING LOWER LEVEL

The lower level is an entertainers dream space featuring a theatre room, a family room area, a games area, two large exercise rooms, two guest bedrooms and bathroom (with a fabulous five jet spray system), and a walk-behind wet bar with glass display cabinetry and wine racking. This lower level is the perfect space for football parties, kids hockey parties and family movie nights.













## ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

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- Full security camera system for outside doors
- Lowered back entrance to basement from backyard
- Eight-foot main floor doors and high ceilings
- Irrigation system
- Fully air conditioned
- Water softener and water filtration system
- In-floor heating in lower level and all upper level bathrooms
- Garage is heated with an overhead gas heater



## SWIFT CREEK HOMEOWNERS, ASSOCIATION

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The Swift Creek Estates Homeowners' Association is an incorporated entity established and governed in accordance with the Restrictive Covenant and Articles of Association of The Swift Creek Homeowners' Association.

Membership in the Homeowners' Association is exclusive to properties to which the HOA Covenants are attached. Swift Creek Estates Homeowners Association members are governed by Covenants and Design Guidelines. Both are legally-binding documents. The Association Covenants stipulate the purposes, membership and related logistics of operating the HOA as well as govern the use and maintenance of member property both personal and common. The Design Guidelines govern more specific architectural characteristics of homes and yards. All member homes must be in compliance with both the Covenants and the Design Guidelines.

All Homeowners' Associations have covenants, and many have related design guidelines. Both are intended to preserve and promote property values and protect homeowner investments by ensuring everyone that certain things cannot be done that could have a negative impact on property values. The design guidelines in Swift Creek Estates were crafted to promote a specific character of Premium Country Estate Homes.

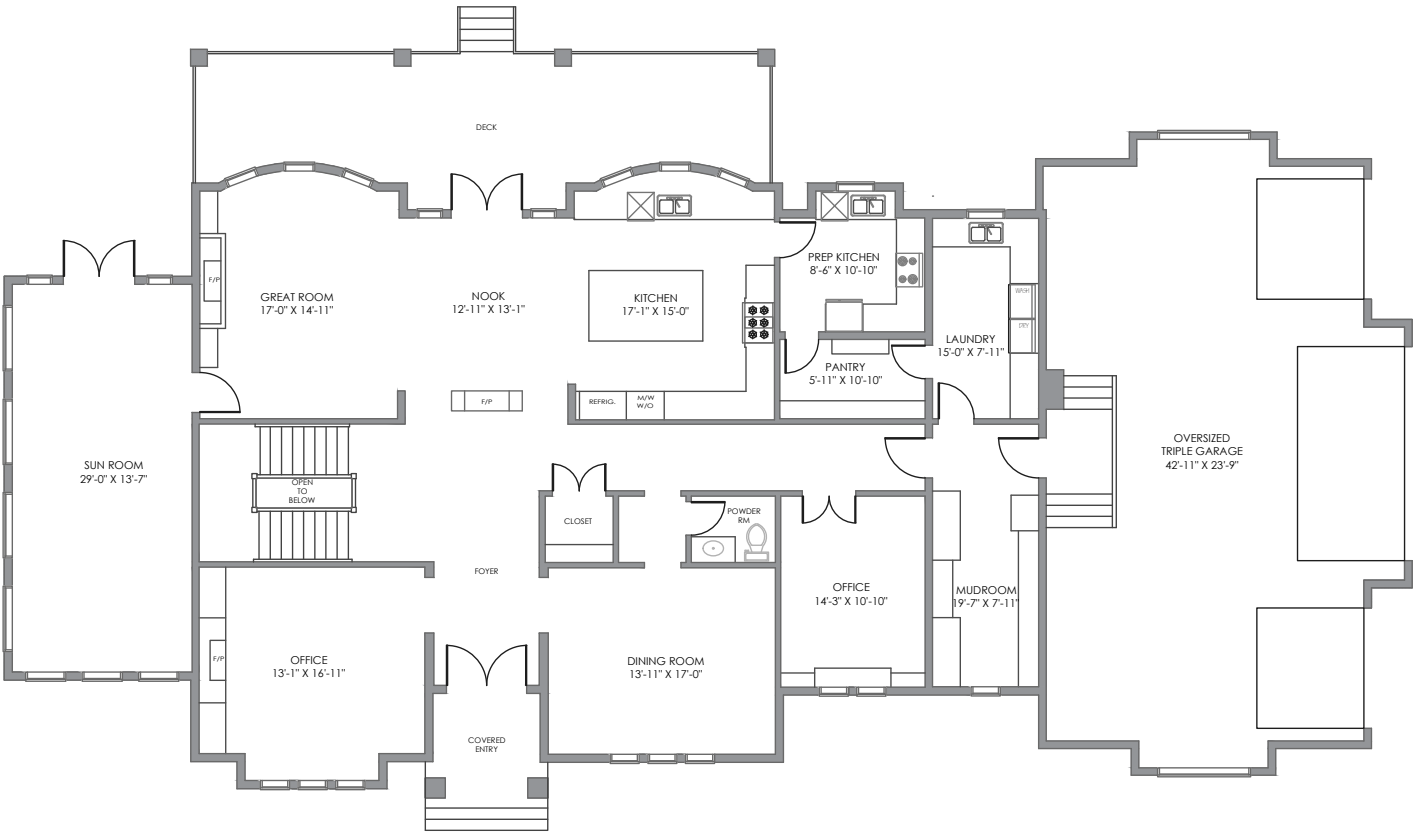
The HOA Board is a dedicated team of volunteers working to enhance our community, managing a wide variety of tasks on behalf of our members.

HOA fees are \$1470.00 per property plus GST and are due on June, 15 2024 of each year. Payments

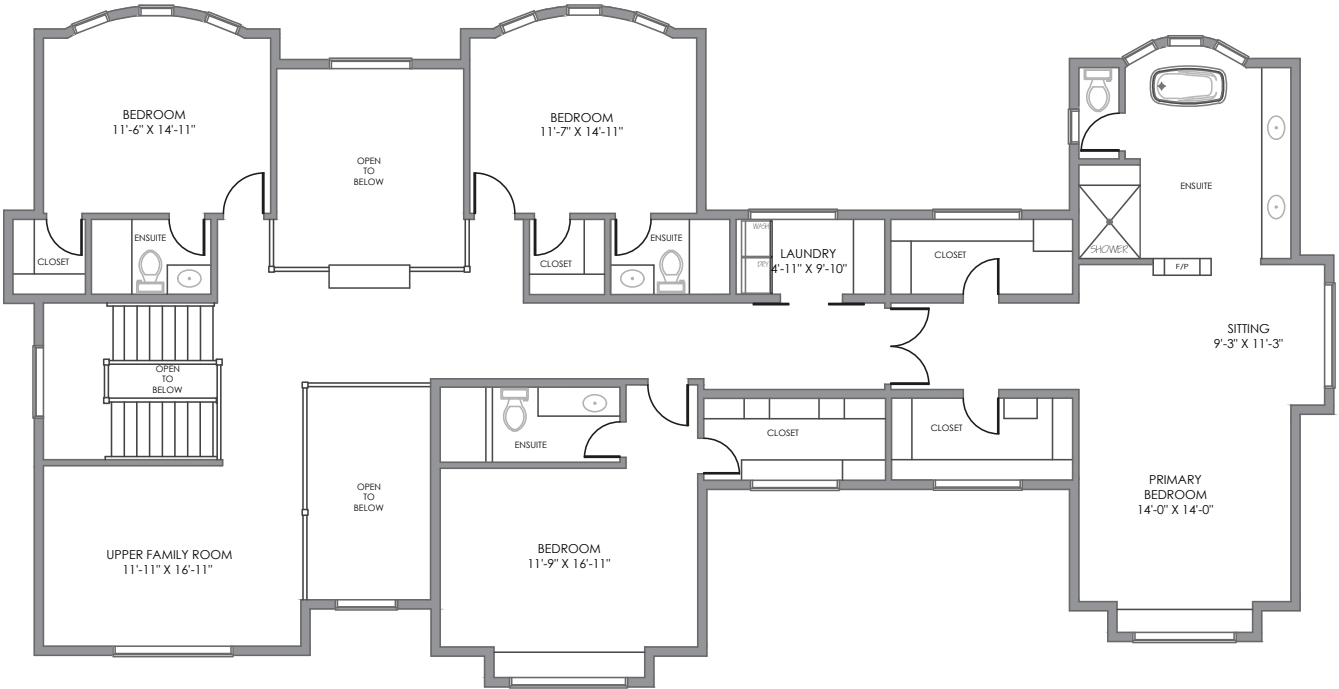
Homeowner fees pay for Common Area maintenance such as snow removal, cutting of grass, spraying of weeds, tree/plant watering and care, in addition to taxes, insurance, public lighting at the front entrance and mail structure, accounting / legal fees and administrative supplies. Remaining HOA funds are committed to community enhancement projects. All Homeowner fees are needed to maintain and beautify the community.



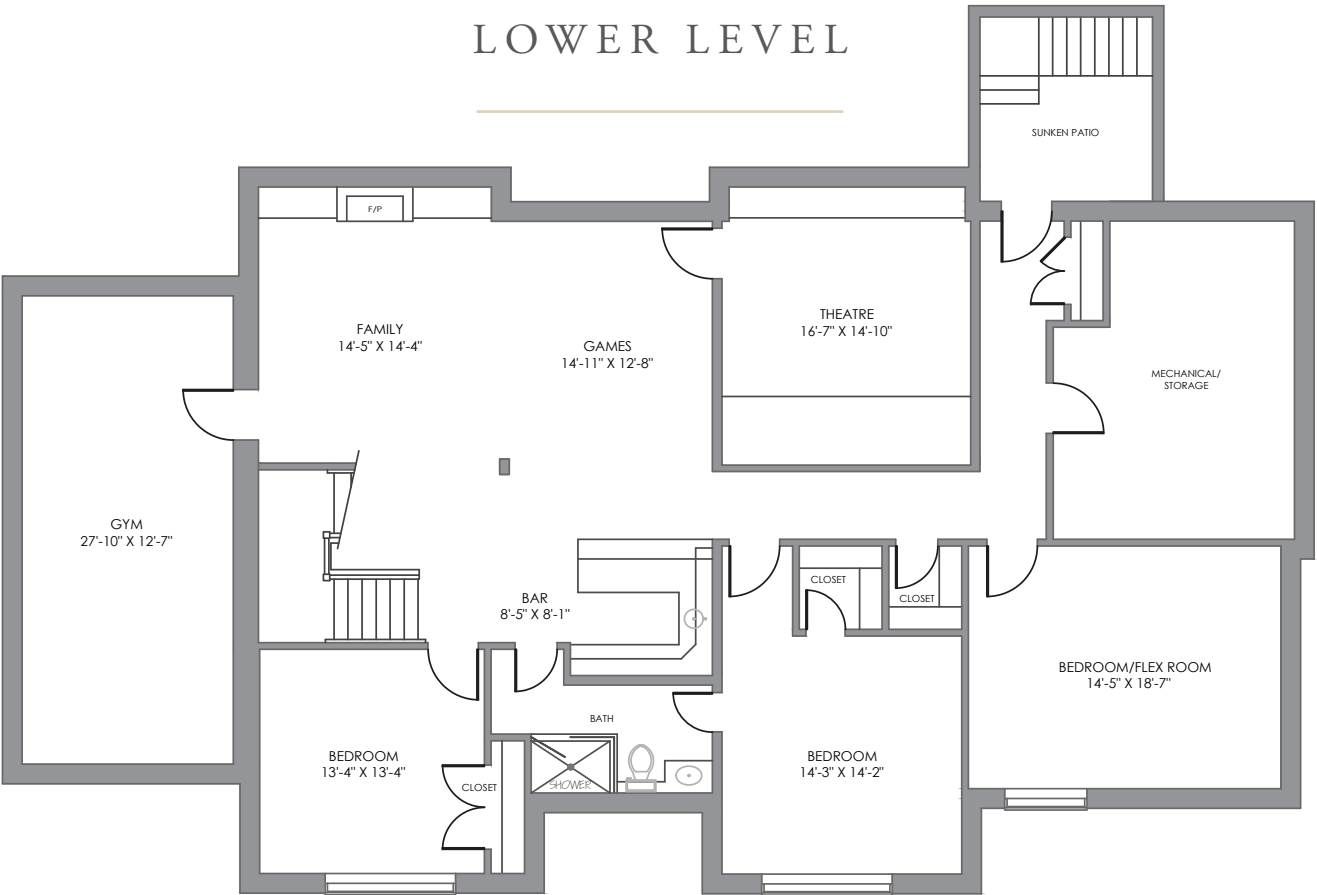
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



FLOOR PLANS

Main Floor Space:	3,024.98 square feet
Upper Floor Space:	2,873.48 square feet
Total Above Grade Floor Space:	5,898.46 square feet
Lower Floor Space:	2,668.04 square feet
Total Developed Floor Space:	8,566.5 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**  
**MOUNTAIN CENTRAL**  
**THE STARNES GROUP**

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