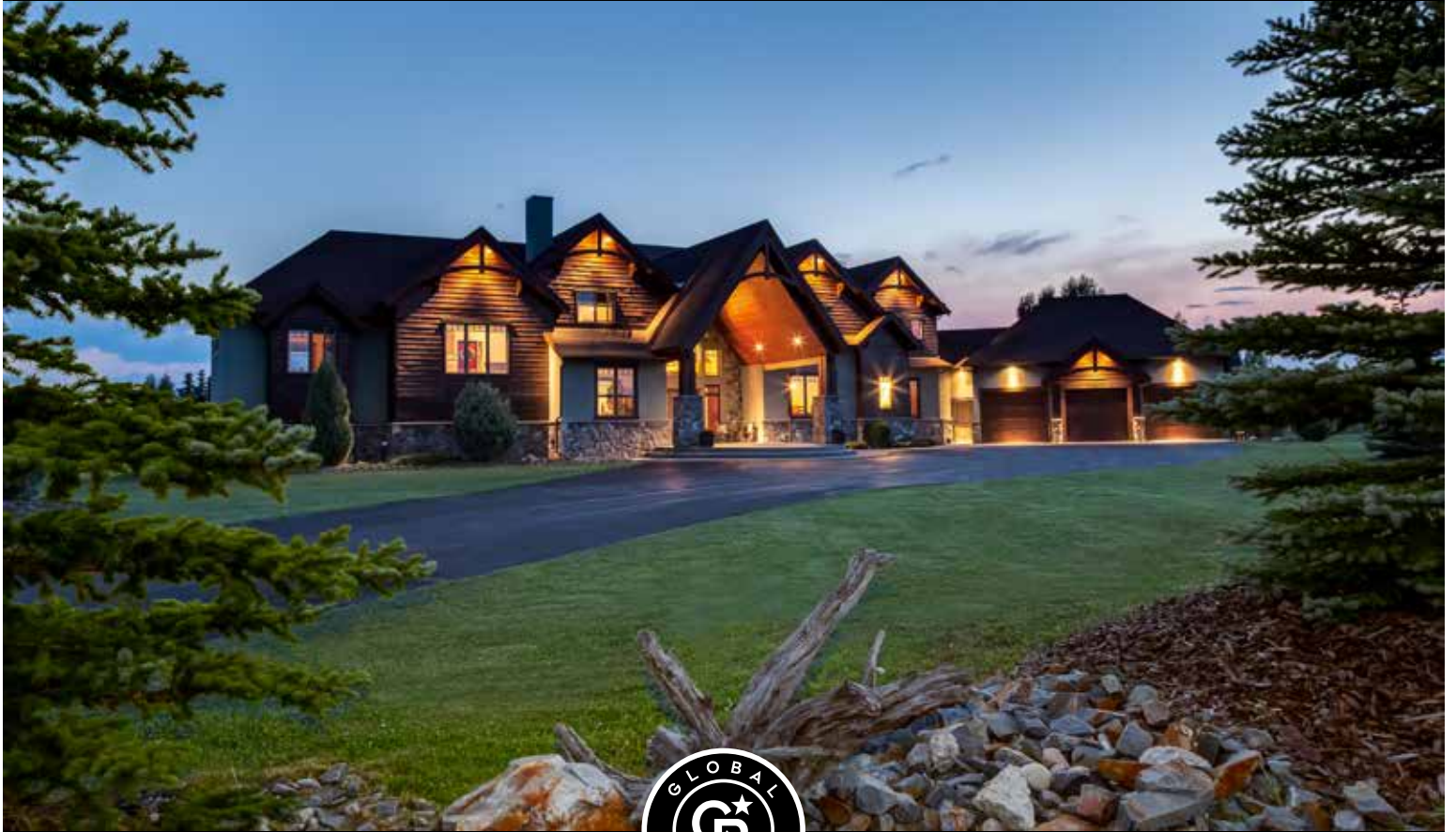


Southwestern Elegance

IN THE HEART
OF SPRINGBANK



COLDWELL BANKER
MOUNTAIN CENTRAL

THE STARNES GROUP

243045 MORGANS ROAD | SPRINGBANK, ROCKY VIEW COUNTY
COMMUNITY OF MORGANS RISE

Proudly Presenting
243045 MORGANS ROAD

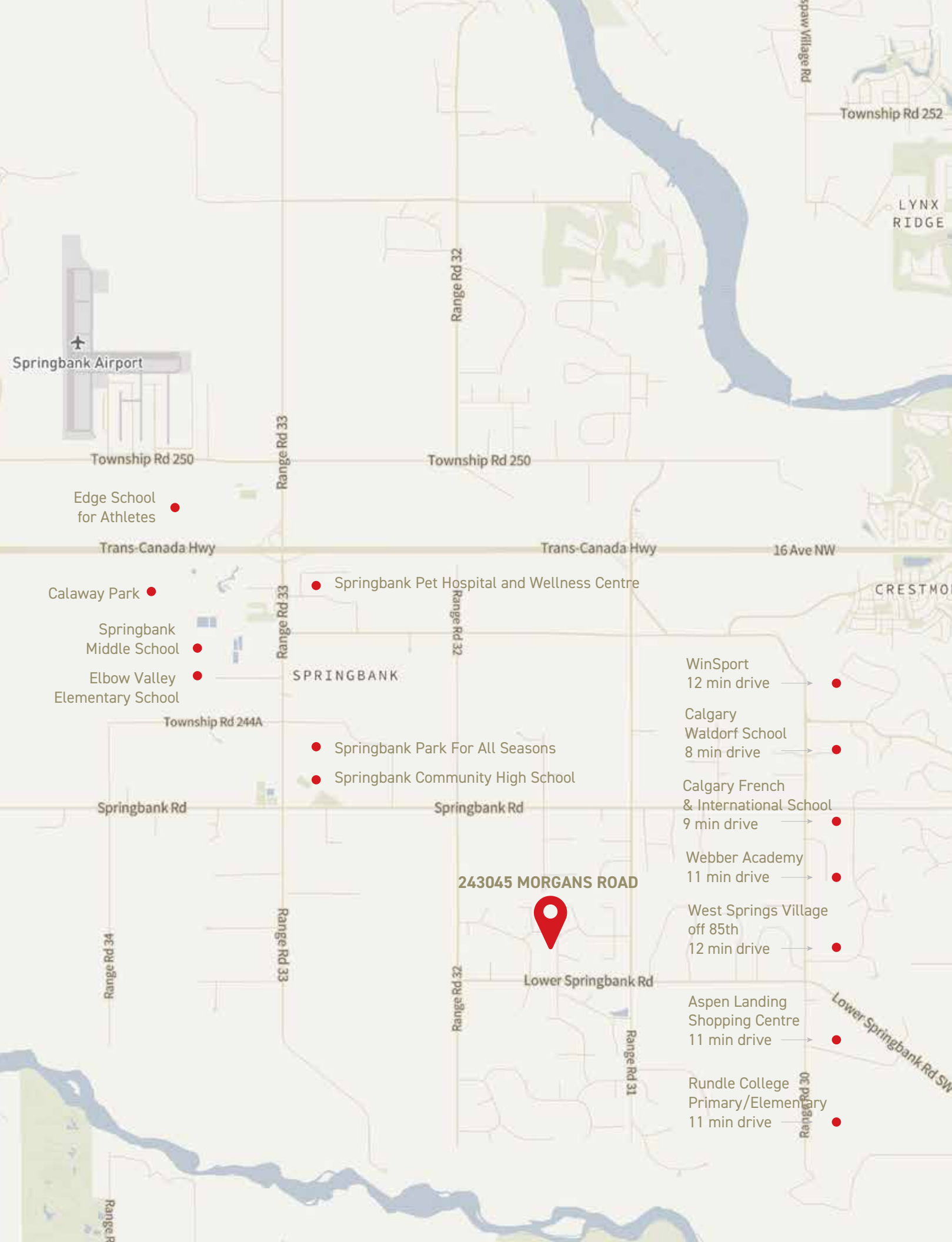


Community of Morgans Rise



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.





WESTERN ARCHITECTURE

This stately family home was custom built by Jaymack Custom Homes. The Southwestern style features incredible exterior rundlestone, cedar and fir beam detailing, a majestic front entry, lit roof peak accents and incredible architecture.



*Spectacular Mountain Views
from the Upper Level*







A GRAND ENTRANCE

As you enter this beautifully appointed Southwestern styled home, the woodworking from the passageways to the bookshelves to the custom wood doors and cabinetry will impress the most discerning curator of fine finishing. A two-storey family room boasts a central stone fireplace and the upper floating hallway overlooks both the front entry and the main floor living spaces. A main floor den is located just off the front entry and boasts a beautiful built-in desk and shelving.





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.







*The formal dining space is
beautifully appointed with
two built-in china cabinets*





LUXURIOUS COUNTRY KITCHEN

The cabinetry of this spectacular home was masterfully crafted with framed furniture-styled woodwork, glass inserts, panelling on the refrigerator and freezer, cornice moulding to the ceiling, and heavy bases. Limestone backsplashes, undercabinet lighting and exotic granite countertops finish off this space with grand style.







B
BREAKFAST NOOK AND
OUTDOOR LIVING AREA

The breakfast nook features three sides of windows and has a patio door leading out to the massive West deck. A portion of the deck is covered and another portion is full of natural West sunlight.







PRIMARY SUITE

The primary suite makes up the entire South wing of the house. Feature windows above the bed frame the sleeping area magically, a built-in window seat is set into the East facing window and a balcony is located off the sitting area to the West boasting incredible mountain views. A coffee station specifically dedicated to the primary suite is situated across from the ensuite.





LUXURIOUS ENSUITE

The spa-like ensuite has two vanities, a make-up desk, incredible rich cabinetry and a large soaker bathtub. The walk-in dressing room has extensive built-ins and drawers and a spot for a bench under the East window.





UPPER LEVEL CHILDREN'S QUARTERS

The upper level features a children's homework area, a gorgeous girls bedroom with its own ensuite and two additional bedrooms with a "Jack and Jill" ensuite set between. An upper-level laundry area is conveniently located next to the bedrooms.

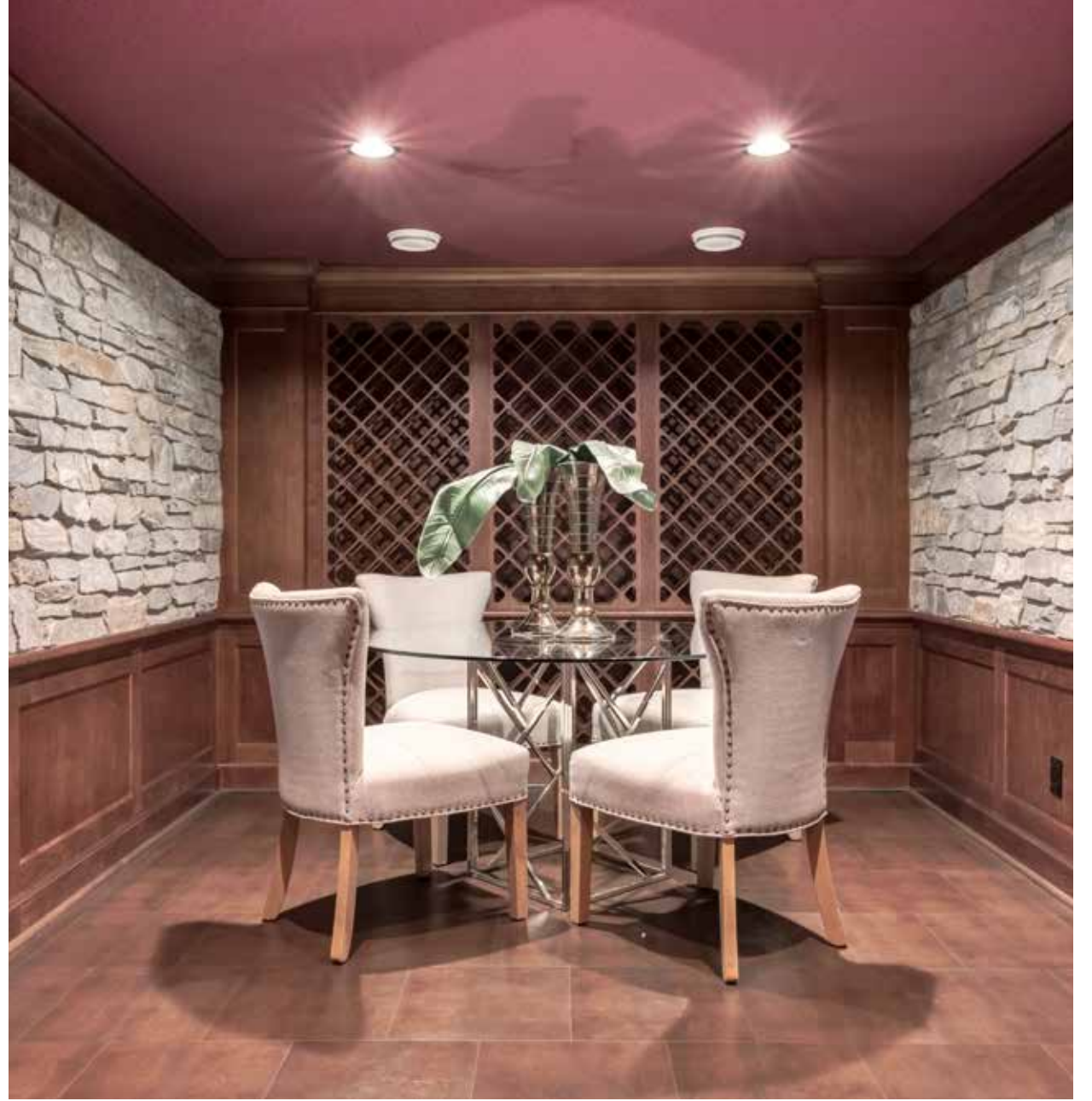




LOWER LEVEL

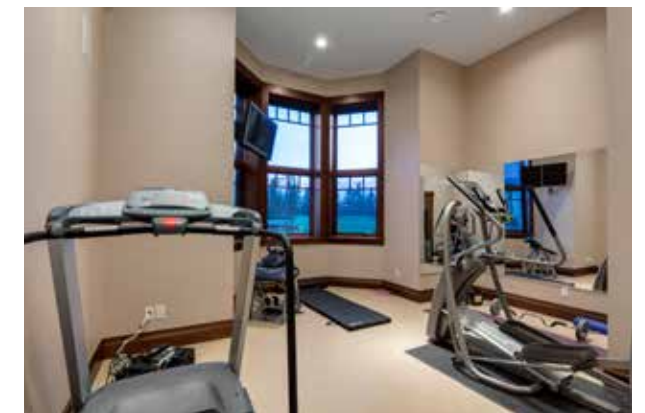
The lower level is an entertainers haven with a dedicated theatre room with tiered seating, a large family room, a games area, a gigantic walk-behind pub-styled bar and a Tuscan styled wine cellar large enough for hosting a dinner party with a sommelier.

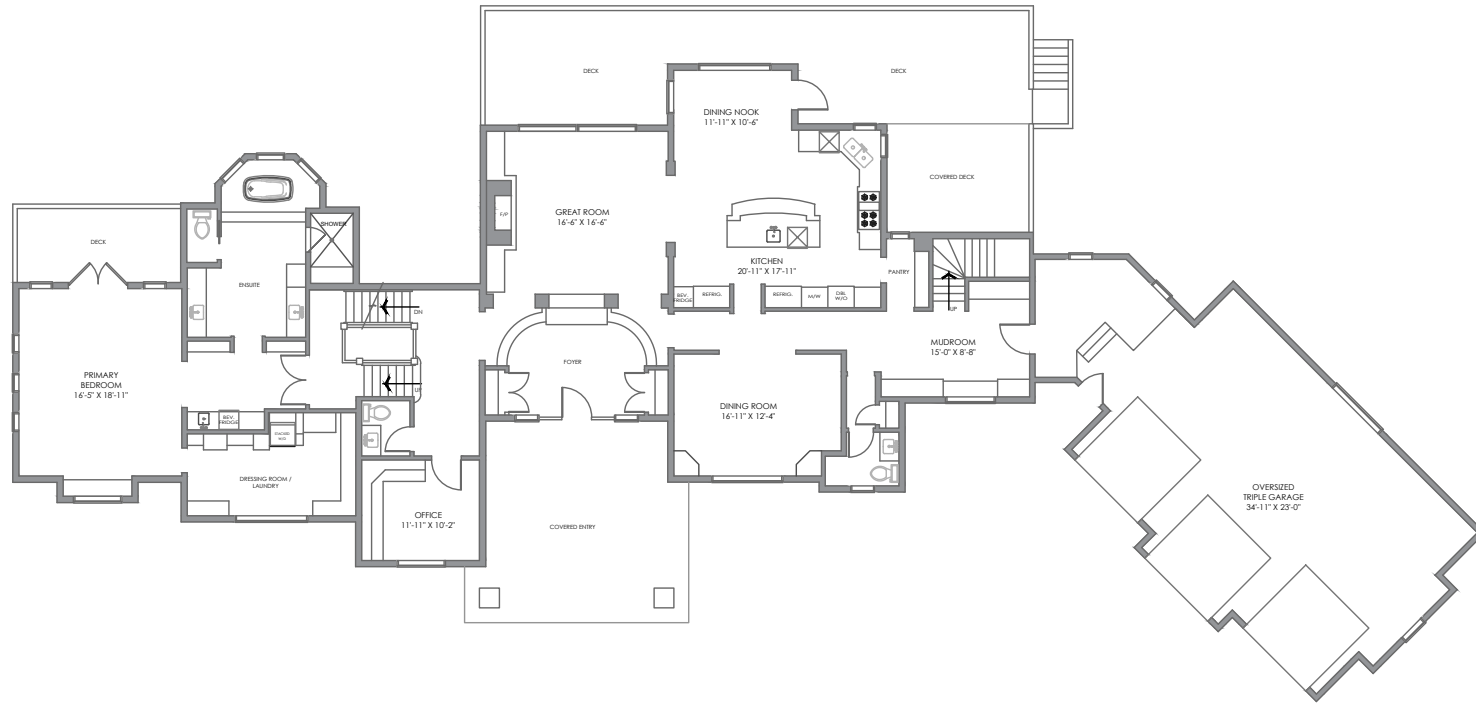




LOWER BEDROOM QUARTERS

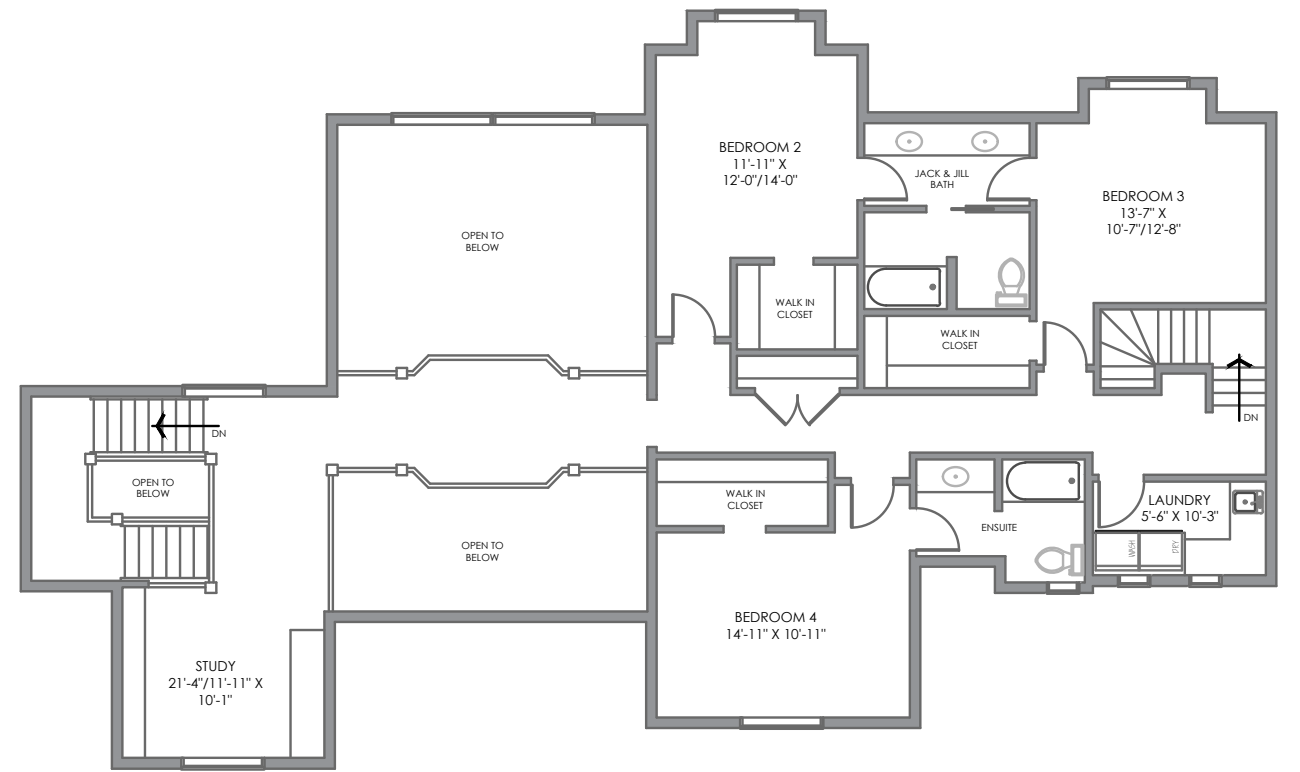
A fifth bedroom is located on the lower level and showcases high ceilings and its own ensuite. This bedroom was custom finished by an interior designer with gorgeous wallpaper and decorating. An exercise room is also set just outside this bedroom, also with beautiful high ceilings. The guest bathroom is set up for this “man cave” lower level with a urinal and masculine interior design detailing.



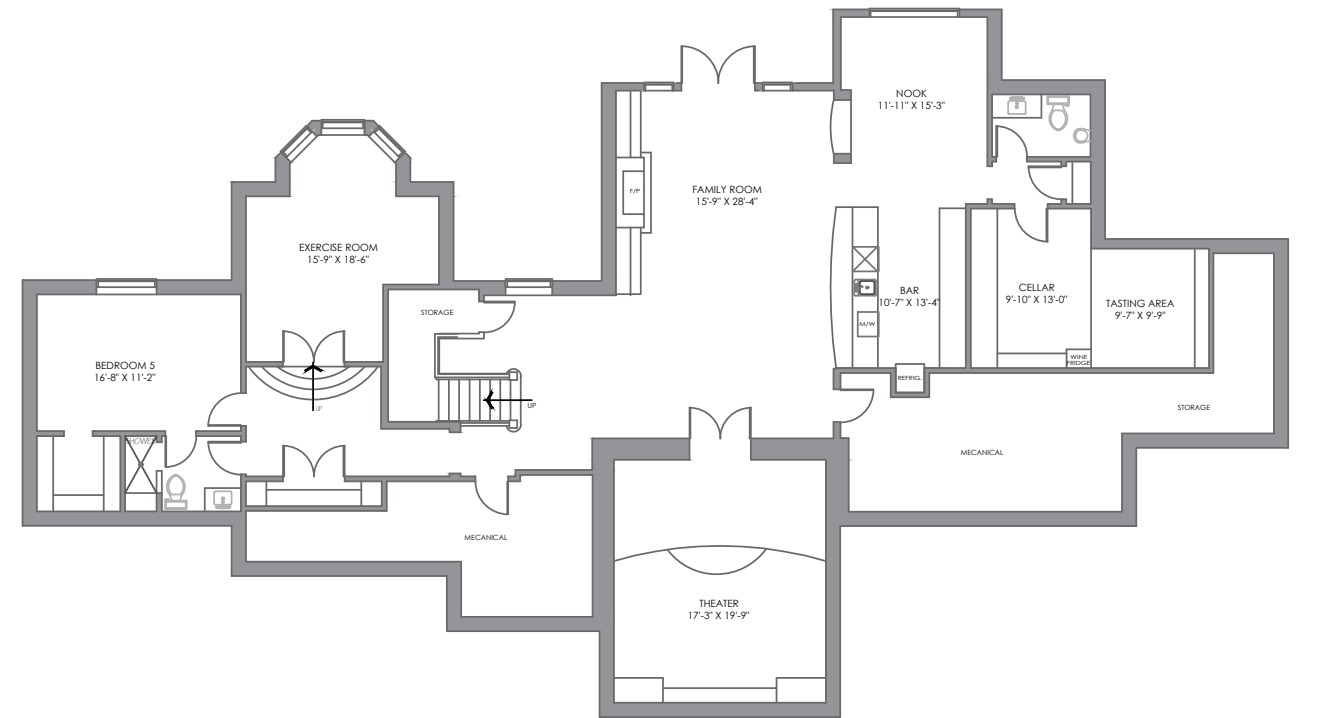


MAIN LEVEL

<i>Main Floor Space:</i>	<i>3,047.95 square feet</i>
<i>Garage Area:</i>	<i>1,091.29 square feet</i>
<i>Upper Floor Space:</i>	<i>1,749.84 square feet</i>
<i>Total Above Grade:</i>	<i>4,797.79 square feet</i>
<i>Lower Floor Space:</i>	<i>3,082.48 square feet</i>
<i>Total Developed Floor Space:</i>	<i>7,880.27 square feet</i>



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



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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