

FRENCH CHATEAU

On the Ridge



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

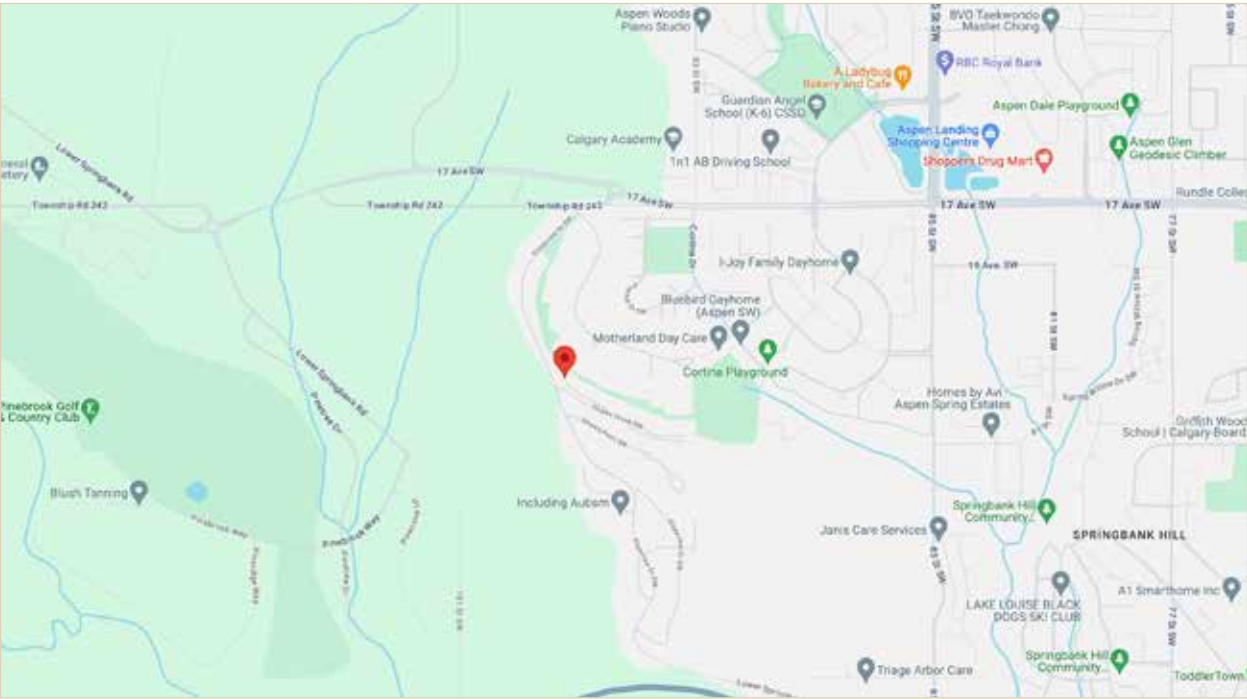
6 SLOPES GROVE SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK HILL



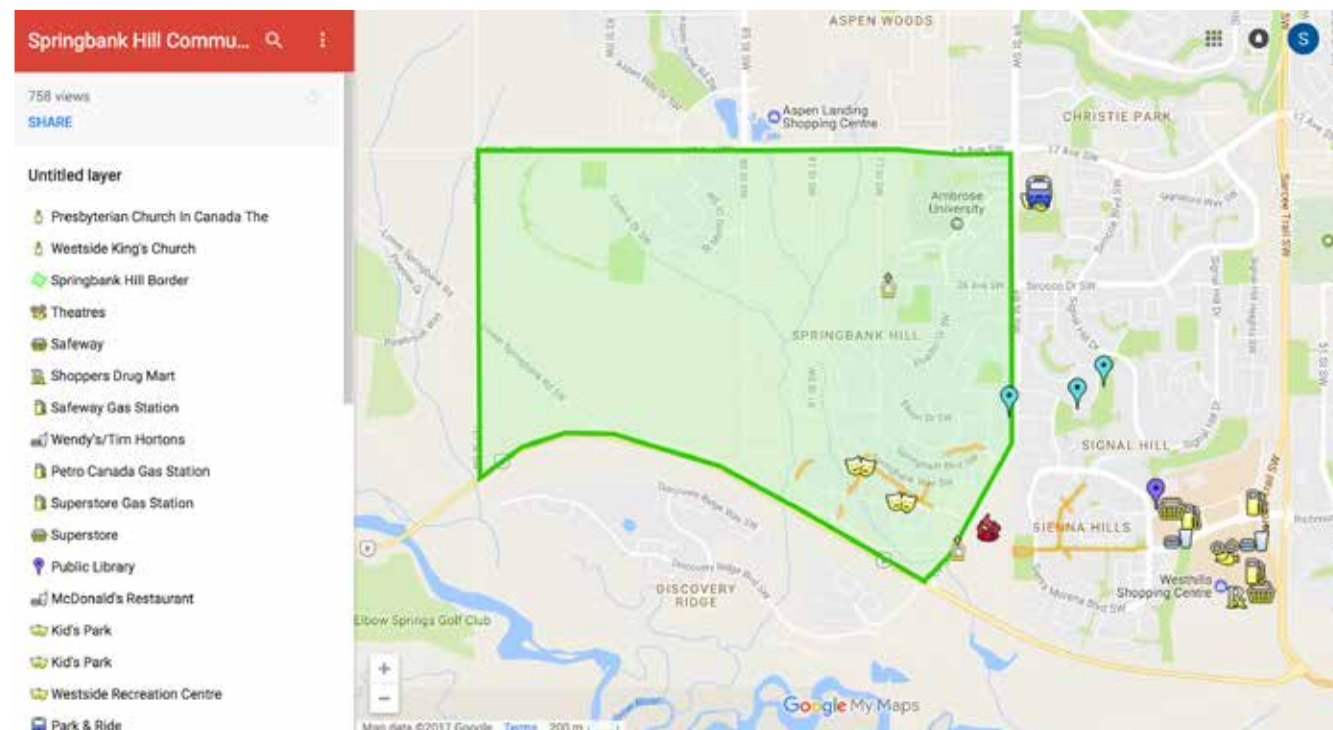
Proudly Presenting
6 SLOPES GROVE SW



Community of Springbank Hill



Main Floor Space:	2,491.51 square feet
Upper Floor Space:	401.1 square feet
Total Above Grade Floor Space:	3,892.61 square feet
Lower Floor Space:	1,819.17 square feet
Total Developed Floor Space:	5,711.78 square feet



THE EXCEPTIONAL FAMILY COMMUNITY OF SPRINGBANK HILL IN SOUTHWEST CALGARY

Springbank Hill is a large and diverse community in the SW quadrant of Calgary bounded to the north by 17th Avenue, to the south by Glenmore Trail, to the east by 69th Street SW and to the West by 93rd Street SW. It is a part of the larger area in Southwest Calgary known as the 'West Side' or 'West Hills'. Springbank Hill as a neighborhood contains a number of subdivisions including Springborough, Summit of Montreux, Springbank Hill, Fortress, Anatapi, Mystic Ridge and Spring Valley estates. Springbank Hill was established in 1999, on land annexed to the City of Calgary in 1994.

Springbank Hill is centrally and conveniently located just a five minute drive away from the c-train station as well as to shopping areas including Aspen Landing, West Hills Shopping Centre, Strathcona Shopping Centre and the shops of West 85th. Westside Recreation Centre (a leisure lifestyle center for the whole family) is close by as are many of the best private and public schools in the city.

The quick access out to the highway for trips to Banff, Nakiska and Lake Louise make for a lovely drive. Shopping, schools and world-class amenities are so close at hand that you don't need to go far from this exclusive quiet enclave to get what you want and need.





IN THE COMMUNITY OF ASPEN WOODS ESTATES

Aspen Woods Estates has become one of the most sought-after communities in all of Calgary. This fabulous community boasts some of the most beautiful homes in Calgary and the amenities over the past five years have grown to be the best in the City. The upscale shops of *Aspen Landing* are within a couple minutes drive offering quality

restaurants, coffee shops, clothing boutiques, and medical services. Access into the City Core is a short 20min drive or a 10min ride on the LRT. Other excellent private schools (*Webber Academy, The French International School, Waldorf School*), and a number of other restaurants and shopping centers are within a 10 to 15 minute drive.







MODERN COUNTRY ARCHITECTURE

Welcome to 6 Slopes Grove SW! This charming European villa-style house is nestled in a delightful neighborhood, offering a serene and inviting atmosphere. With its stunning stone brick exterior, beautiful roof lines, and wood soffits, this property exudes elegance and timeless appeal. This gem of a property combines elegance, comfort, and convenience. With its European chalet charm, stunning exterior, and well-appointed interiors, this home is perfect for those seeking a cozy and stylish abode.





LOCATION

Situated in Springbank Hill, this centrally located property is close to the top private schools in the city. The convenience of having these schools nearby ensures that your children/teenagers won't have to travel far to receive an excellent education. One of the standout features of this property is its easy access to Banff and the majestic Rocky Mountains. If you're an outdoor enthusiast or simply enjoy breathtaking natural beauty, you'll appreciate being able to explore these iconic landscapes just a short drive away. Picture yourself hiking through scenic trails, skiing on powdery slopes, or taking in the awe-inspiring vistas of the Rockies. In addition to its remarkable location and natural beauty, this property is part of an amenity-rich area. You'll have access to a variety of facilities such as parks, walking paths, and recreational centers. Whether you enjoy playing sports, *picnicking* with family and friends, or simply taking leisurely strolls, you'll find plenty of options to suit your lifestyle.









PRISTINE LANDSCAPING

Nature lovers will also appreciate the mature trees that envelop this home, providing not only shade but also a sense of privacy. You can unwind on the patio or relax in your own backyard oasis without worrying about prying eyes. This secluded setting allows you to fully enjoy the peacefulness of your surroundings.



Perched on a hillside, this house offers expansive Rocky Mountain views that will leave you breathless. Imagine waking up each morning to stunning panoramas right outside your window. The serenity and tranquility that surround this property are truly unmatched.







YOU HAVE ARRIVED

As you step inside, you will be greeted by rich Fir wood flooring that adds a touch of warmth to the entire space. The open floor plan creates an inviting atmosphere, allowing natural light to cascade through the expansive triple pane windows and fill each room with an abundance of sunshine. Prepare to be captivated by the stunning Rocky Mountain views that are perfectly framed in these large windows. Whether you are enjoying your morning coffee or unwinding after a long day, this picturesque scenery will become a constant source of inspiration and tranquility.







ELEGANT LIVING QUARTERS

As you transition to the great room, you will find yourself in an entertainers dream home. The great room serves as the heart of this residence, with its spacious layout and thoughtful design. A stunning stone wood-burning fireplace takes center stage, creating a warm and inviting atmosphere that beckons you to gather around for cozy evenings with loved ones.



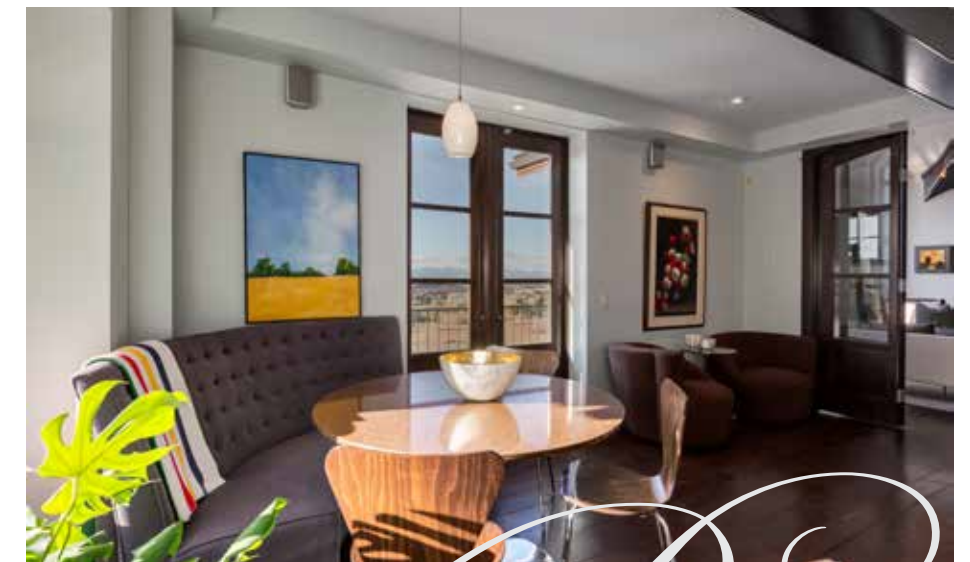
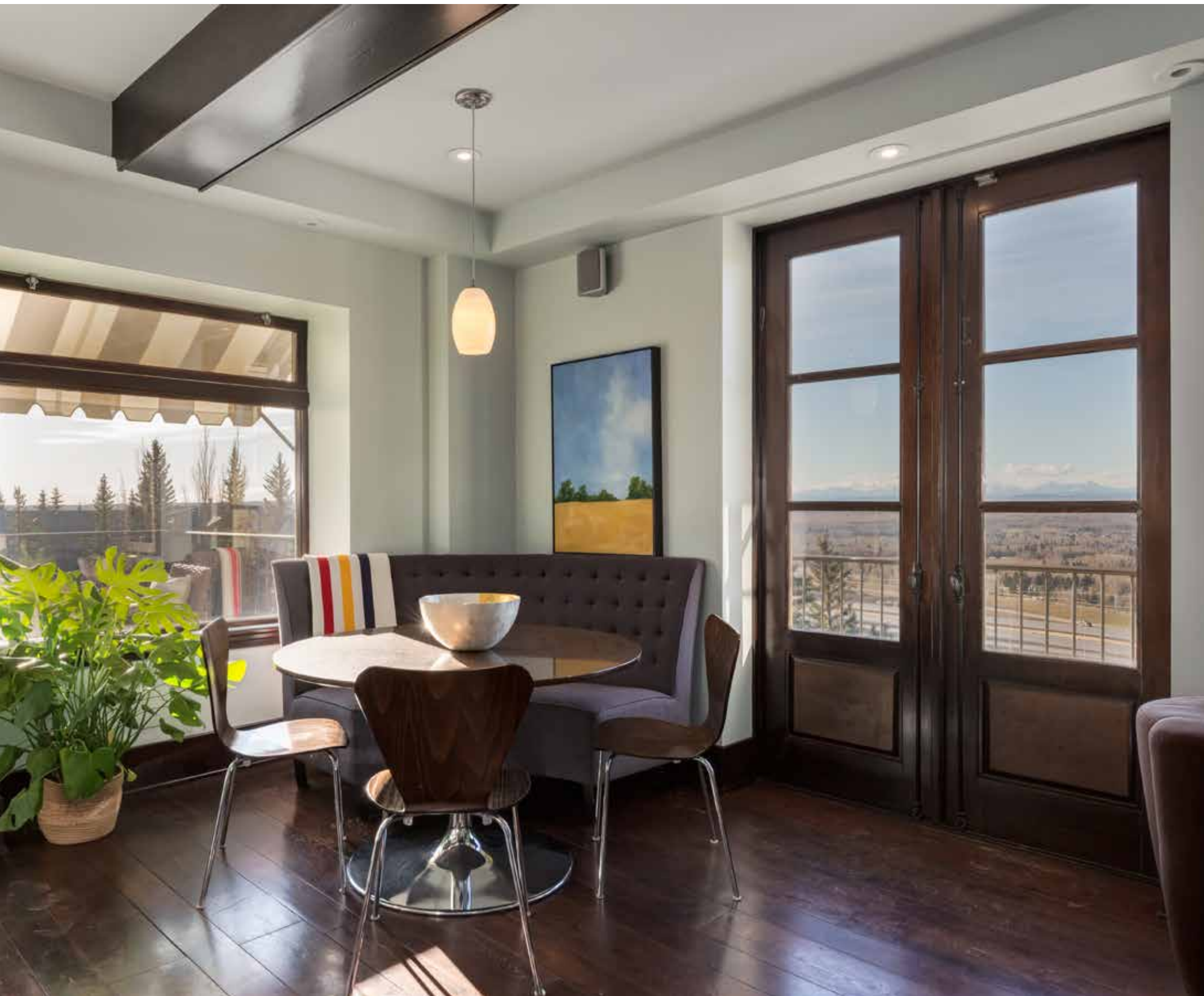


Adjacent to the fireplace, you'll discover an expansive reading nook bathed in natural sunlight. This delightful feature is the perfect spot to curl up with your favorite book as you bask in the warmth of the sun's rays. Imagine spending lazy afternoons here, lost in captivating stories or simply enjoying moments of peaceful contemplation.



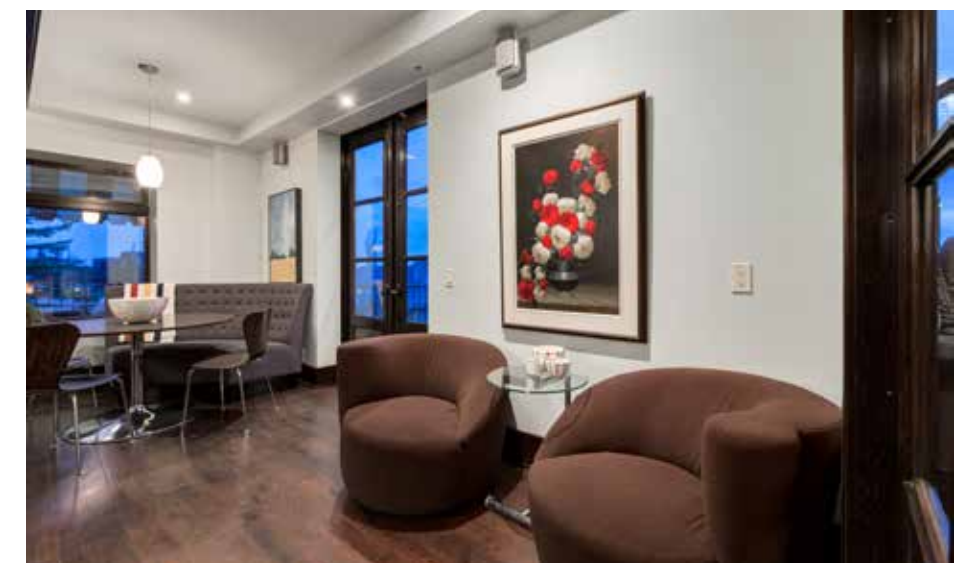






BREAKFAST NOOK

This home's breakfast nook exudes an Italian café vibe, a warm and inviting atmosphere that will make you feel like you're on a perpetual vacation whether you're enjoying a cup of coffee in the morning or entertaining guests in the evening, this space is designed to enhance your daily living experience. The Custom French doors not only allow an abundance of natural light to flood the space, but they also offer uninterrupted views of the expansive mountains that surround this picturesque setting.



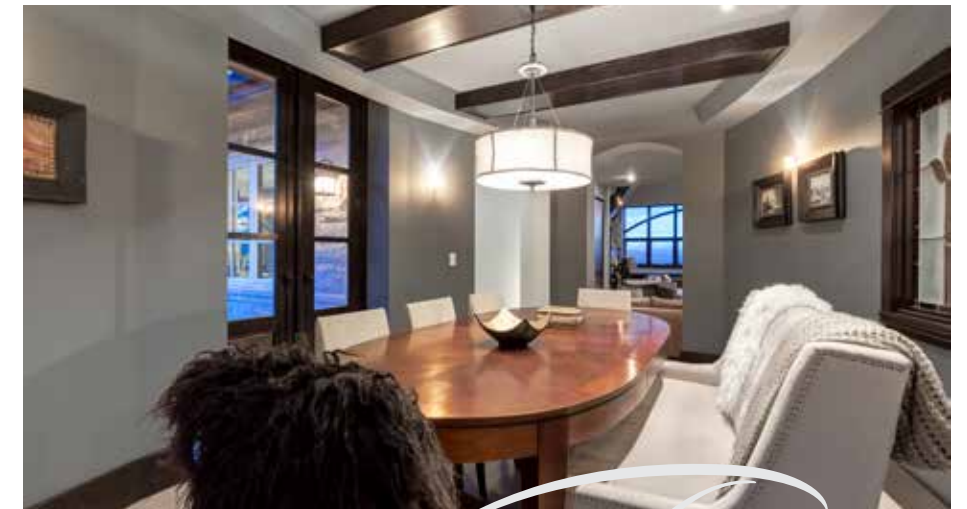
A FRENCH COUNTRY KITCHEN

Upon entering this beautiful kitchen, you'll immediately notice the massive butcher block island in this chef's dream kitchen. With a stainless-steel serving sink and ample space for meal preparation, this kitchen is a culinary enthusiast's paradise. The large beam details in the ceiling add an element of grandeur, creating a truly luxurious atmosphere.

The kitchen boasts a gas range equipped with not only a double oven but also six burners and a flat top. Whether you're hosting an intimate dinner party or simply cooking for yourself, this state-of-the-art appliance ensures that your culinary creations are prepared to perfection every time. Additionally, there is a third built-in oven, allowing for even more versatility when it comes to cooking gourmet meals. For those who appreciate the finer things in life, this property offers a full *Subzero* fridge and freezer. Imagine having all the storage space you need to keep your groceries fresh and organized, making meal planning a breeze. With classic wood frame windows throughout the space, natural light floods every corner, creating an inviting and warm ambiance.







FORMAL DINING

This oval dining room is an absolute standout, providing a stunning focal point that is sure to impress your guests. Imagine enjoying delicious meals surrounded by the elegance and charm of this one-of-a-kind space. French doors gracefully lead from the dining room to your very own front veranda, creating a seamless connection between indoor and outdoor living. Picture yourself unwinding on warm summer evenings with a refreshing post-dinner nightcap, basking in the gentle breeze as you indulge in relaxation and serenity. One of the most captivating aspects of this remarkable space is the three stained glass windows that serve as the centerpiece of the space. These exquisite pieces of art create an ambiance that is both timeless and enchanting, infusing the room with a touch of whimsy.



LAUNDRY SPACE

The main level laundry space boasts stunning Travertine tile flooring throughout, adding a touch of elegance to every step you take. Located in this space is the convenient homework nook, complete with sleek quartz counters. Whether you're working from home or pursuing your passion projects, this dedicated space provides an inspiring environment to focus and create. Imagine gazing out at breathtaking mountain views as you unleash your creative potential!





PRIMARY SUITE

Nestled in a serene corner of the home, this oasis will make you feel like you're waking up in the Swiss Alps every day. As you step inside, you'll be greeted by a unique architectural design that includes a peaked ceiling and curved windows, adding character and charm to the space. These features not only create an aesthetically pleasing atmosphere but also allow an abundance of natural light to flood the rooms, creating an abundance of warmth. Let the beauty of nature become your everyday backdrop as you unwind and find solace in this peaceful retreat.





LUXURIOUS ENSUITE

The bathroom is a true spa retreat, in this space the unique curved architecture creates a sense of openness and visual interest throughout. Featuring his and her vanities that make getting ready in the morning a breeze, the separate water closet provides added privacy as well. The unique steam shower room offers a rejuvenating experience after a long day. And let's not forget about the stand-alone soaker tub, perfectly situated in front of a large window that offers breathtaking views of the surrounding nature. It's the ideal spot to unwind and indulge in some self-care.



For those with a passion for fashion, the custom-built walk-in closet will be a dream come true. With ample storage space and a skylight that floods the room with natural light, this closet is both practical and beautiful. Imagine getting dressed in your own private dressing room, surrounded by your favorite clothes and accessories.





UPPER LEVEL

This level includes two additional spacious bedrooms with stunning views. These rooms feature half bath ensuites with a shared tub room, providing convenience and privacy for you and your family.





LOWER LEVEL

Upon entering this remarkable room, you'll be greeted by an abundance of space that allows for multiple potential uses. Whether you envision a home gym, an art studio, or even a tranquil meditation room, the possibilities are endless. But what truly sets this space apart, much like the rest of the home, are its breathtaking views – arguably the best views of any home gym in the whole city. Imagine opening the double sliding doors and feeling like you're working out amidst the majestic mountains. It's an experience that will surely inspire and motivate you every single day.



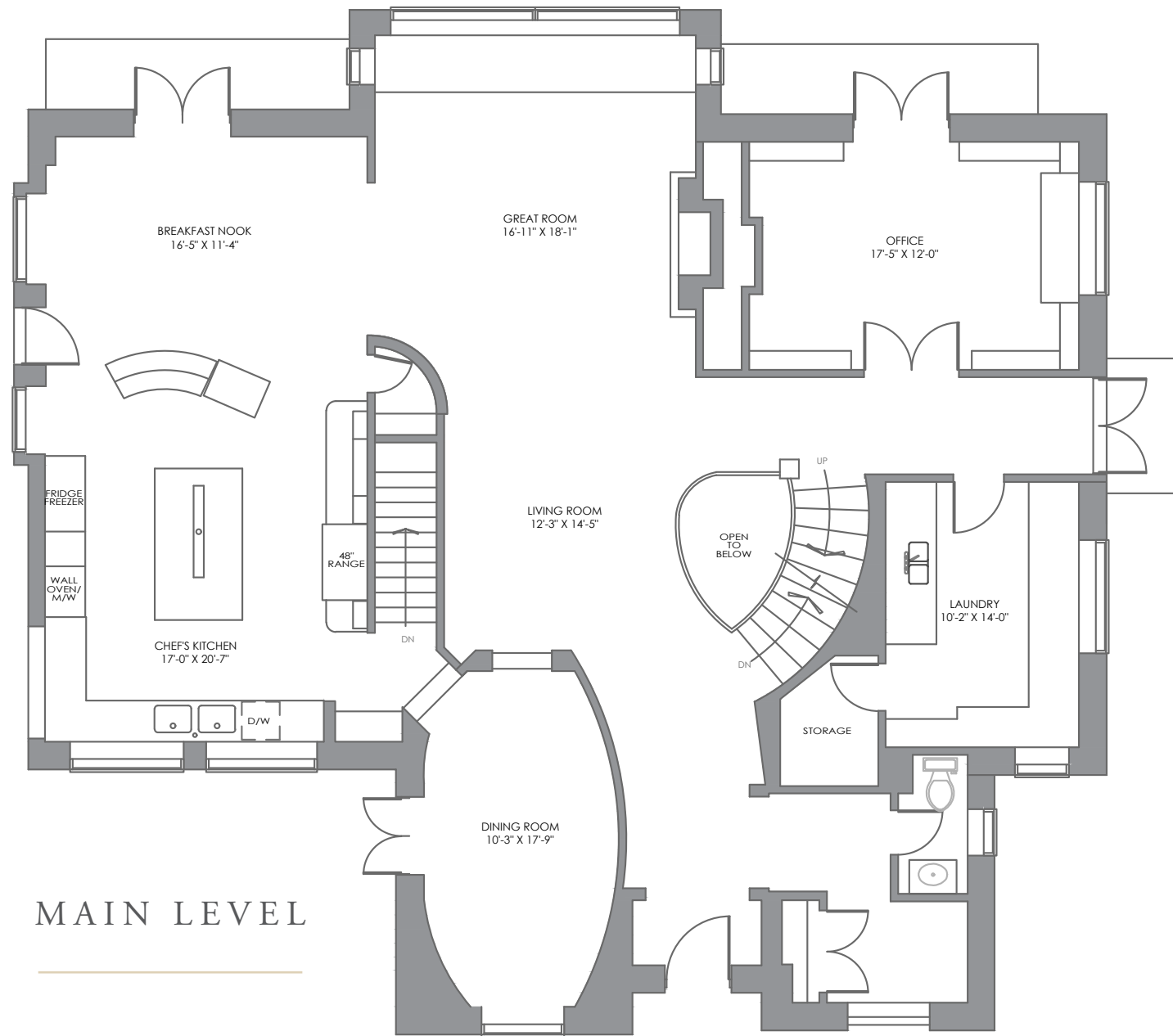


Step into the media and theatre room, where you can indulge in your favorite movies or immerse yourself in intense hockey games with friends and family – creating unforgettable memories right in the comfort of your own home.



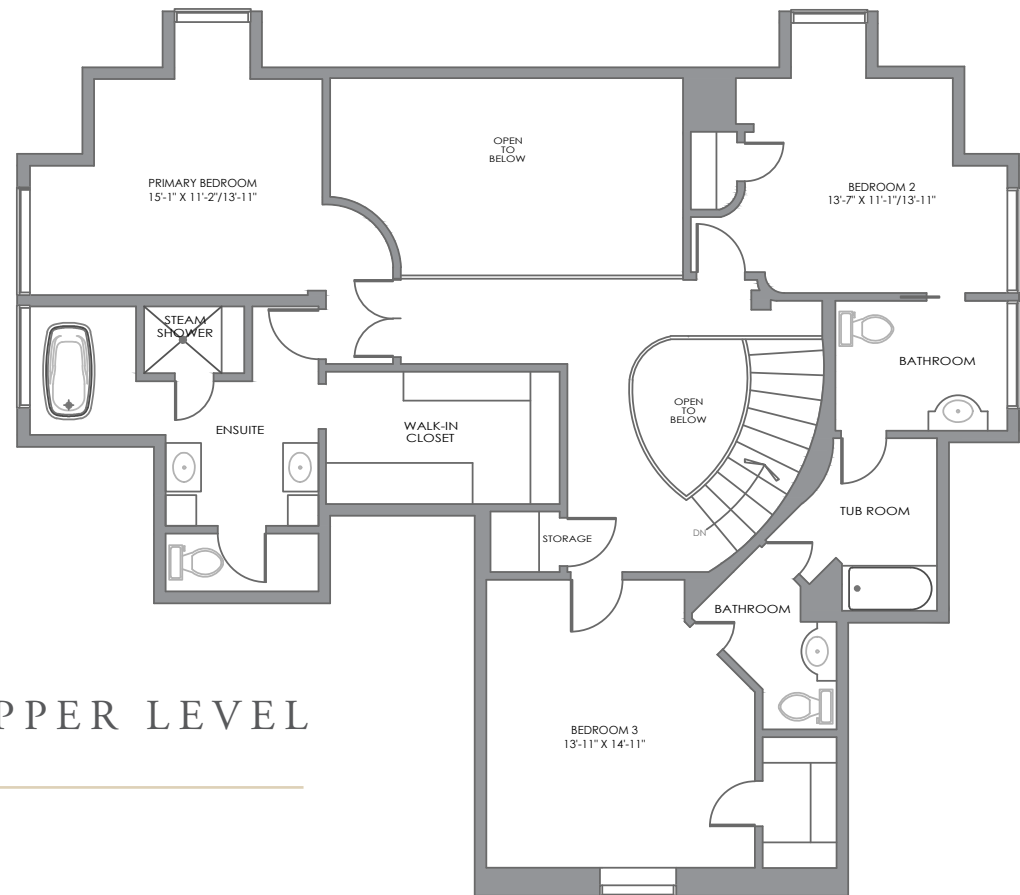
Need additional space? No worries! This level also boasts an extra bedroom with a luxurious ensuite, providing ample room for guests or family members to feel right at home. The ensuite features a large, jetted tub where you can unwind after a long day, as well as west coast wood features and a spacious tile shower that adds a touch of elegance to your daily routine.



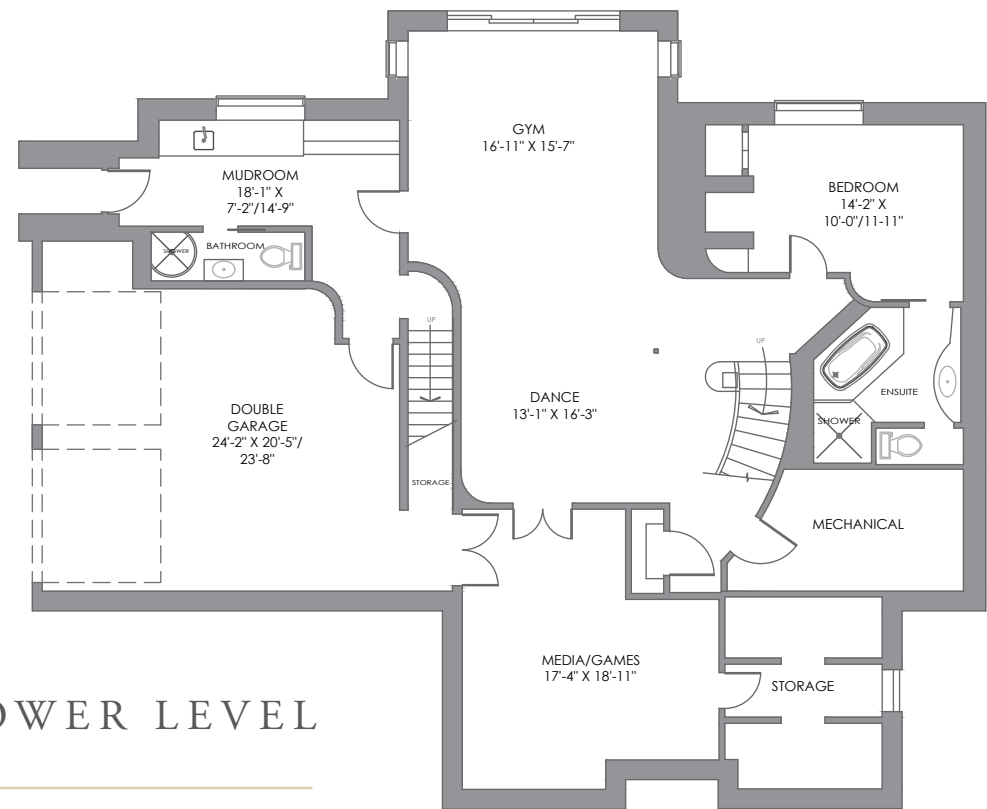


MAIN LEVEL

Main Floor Space:	2,491.51 square feet
Upper Floor Space:	401.1 square feet
Total Above Grade Floor Space:	3,892.61 square feet
Lower Floor Space:	1,819.17 square feet
Total Developed Floor Space:	5,711.78 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
MOUNTAIN CENTRAL
THE STARNES GROUP

www.thestarnesgroup.com
www.luxuryhomes.com
www.coldwellbankerluxury.com
www.globalluxurycanada.com

#101 6420-6a ST SE, Calgary AB T2H 2B7



KYLE DEXTER
Licensed Real Estate Associate

C: 403.690.7589
E: kyle@thestarnesgroup.com



RACHELLE STARNES
Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com