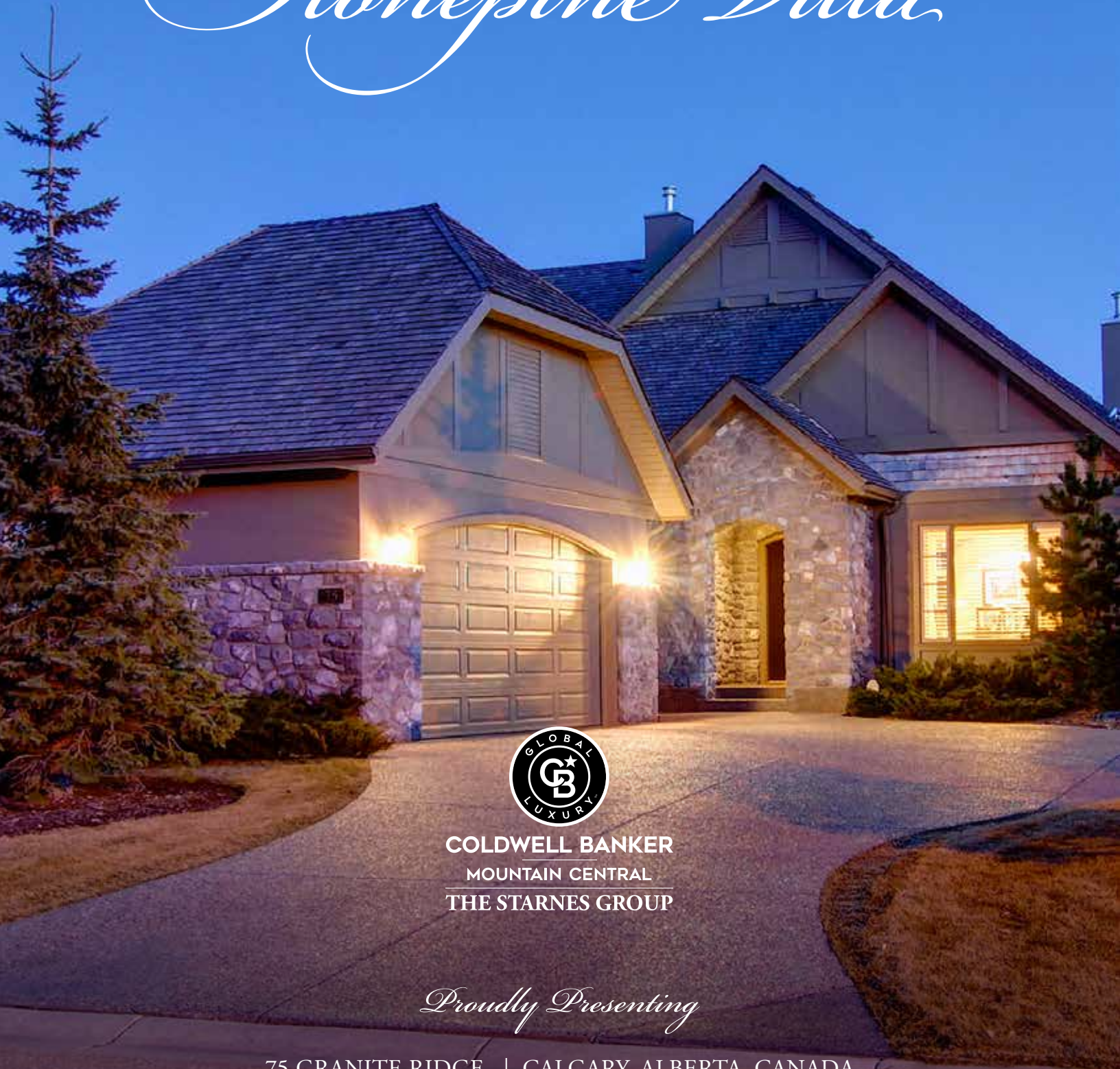


BEAUTIFULLY APPOINTED  
*Stonepine Villa*



**COLDWELL BANKER**  
MOUNTAIN CENTRAL  
THE STARNES GROUP

*Proudly Presenting*

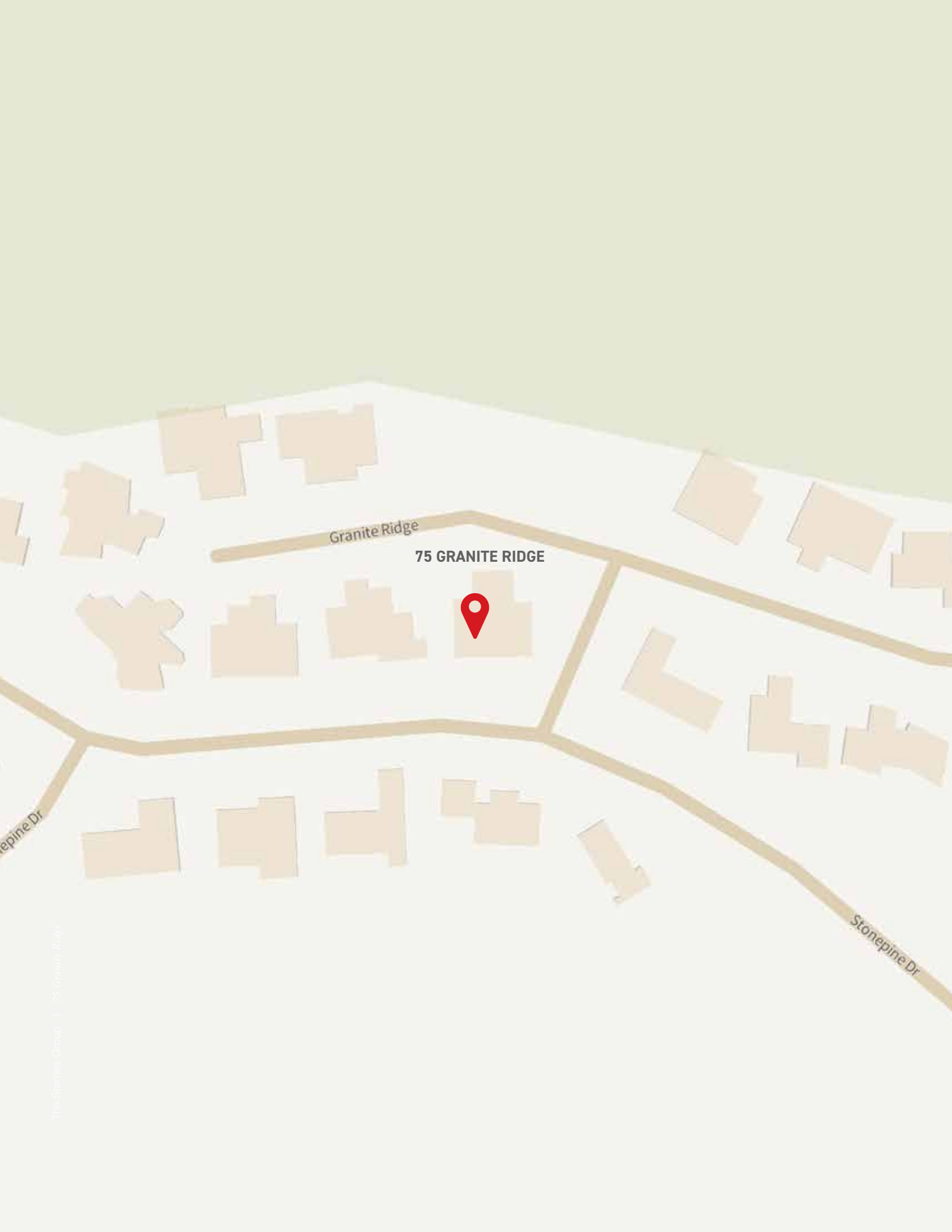
75 GRANITE RIDGE | CALGARY, ALBERTA, CANADA  
COMMUNITY OF STONEPINE



Proudly Presenting  
75 GRANITE RIDGE



Community of Stonepine



Total Developed Floor Space - Main Level: 2,198.52 Square Feet

Total Developed Floor Space - Lower Level: 1,992.85 Square Feet

Total Developed Floor Space Overall: 4,191.37 Square Feet



3 Bed



3.5 Bath



1 Den



2 Fireplaces





## EXCLUSIVE GATED COMMUNITY OF STONEPINE

Simply put, there is no other community in Calgary quite like it. *Stonepine* combines the best features of luxury and maintenance free living with the wide open spaciousness of a country acreage. *Stonepine* is an ultra-exclusive enclave of coach style and manor homes. Developed in the signature style of *Stonepine*, this one-of-a-kind community makes a strong but quiet statement about who you are and what you've achieved. *Stonepine* occupies a total area of approximately 135 acres of prime real estate on a ridge overlooking the *Glencoe* golf courses, the Rocky Mountains and the Elbow River Valley. Access to *Stonepine* is controlled via electronic gates. Operated by a security code, this important feature will guarantee your future safety and peace of mind. Live in your own 100 Acre park. Hike, bike or jog along the Elbow River – easily accessed by a trail leading to the valley below. Absorb the tranquility of the attractive pond feature in the center of the community. Or simply enjoy the magnificent mountain views that abound. The landscape features and amenities of *Stonepine* were designed to enhance your enjoyment of a very special lifestyle.







## GLENCOE GOLF AND COUNTRY CLUB

There are a large number of owners at *Stonepine* that are members of the *Glencoe Golf and Country Club*. *Stonepine* has a paved path for golf carts that leads from the community down to the Club. (*The Glencoe Golf and Country Club* anticipates only 'a short waiting period' compared to previous years and an excellent time to join the private Club.) *The Glencoe Golf and Country Club* now offers a SOCIAL MEMBERSHIP allowing residents at *Stonepine* the opportunity to utilize the dining facilities of the club without a golf membership.











*Stonepine is a magical place  
during the holiday season...*



## ALL I WANT FOR CHRISTMAS...

Is for someone to shovel the snow off my driveway, cut my lawn and look after my garden, drive my golf cart out of my garage to play a round of golf at the *Glencoe*, and live in an exquisite estate property in a magnificent maintenance-free gated community, all within 20 minutes to downtown. *Stonepine* truly is the most magnificent and master planned luxury community in all of Alberta. There will never be another development of this magnitude, of this location or with the high quality standards for each and every property.







## STATELY EXTERIOR ARCHITECTURE

AL McDowell of *McDowell & Associates* masterfully designed the coach homes of *Stonepine*. The elements of the architectural controls were designed to reflect traditional building styles and materials integrating natural stone, wood, cedar shake roofs and muted color schemes to reflect comfortable elegance. *Granville Homes* was the master builder of the coach homes, ensuring the quality of construction was always at the highest level. Oriented to an adult lifestyle, one of the most amazing aspects of this development is that you have municipal services in a rural setting.















FABULOUS *mountain views* FROM  
THE EXPANSIVE SOUTH DECK









## YOU HAVE ARRIVED

As you walk up the driveway to the front entry, a beautiful outdoor sitting alcove is on the left and is the perfect spot decorating for each holiday season. Upon entering through the full-bed covered stone entrance, you are greeted by the generously proportioned hallway with 10' ceiling that is lined with artwork spot-lit by the versatile 12-volt track spotlights. The large entry hall leads to the formal dining area on the right and to the lovely home office on the left.







## OFFICE LIBRARY

The home office features a window looking into the courtyard, a built-in desk, double workstations, bookshelves to the ceiling and room for a cozy reading chair. The warmth of the natural wood, millwork detailing around the window and North wall and hardwood flooring add richness to the space.







## FORMAL DINING ROOM

The formal dining room features a custom light fixture and is large enough to seat 8-10 guests for dinner. The large Spruce tree in front of the dining room brings the warmth of nature into the space and the size of this lovely room allows for a china cabinet.







## LIVING ROOM

As you ascend through the art gallery center hall, your eyes will be drawn to the beautiful scenery framed by the set of large living room windows. The living room with it's 12' ceiling features a gas fireplace set in exotic granite and an adjacent niche for a flatscreen TV. Seating is arranged to maximize the views of the exquisite landscaping beyond the spacious south covered deck area. The deck area extends across to allow for a separate space for the BBQ and space for an outdoor living room area.





LIGHT FILLED ROOMS  
OF *natural* SOUTH  
SUNSHINE...





The Starnes Group | 75 Granite Ridge



The Starnes Group | 75 Granite Ridge



THE BREAKFAST NOOK BOASTS

TWO SIDES OF WINDOWS WITH

*Breathtaking Mountain Vistas...*





"The *breakfast nook* features a built-in computer desk area and a television is set into the wall for morning and evening news. *Double patio doors* lead to the uncovered portion of the deck. Two sides of windows allow for *streams of natural light*."











## A DESIGNER KITCHEN

The custom designed kitchen features extensive and convenient storage spaces set into attractive Cherrywood cabinets accented by brushed stainless steel handles. The wrap-around dark granite countertop extends to an inviting eating counter. High-end appliances include a Cherrywood faced *Sub-zero* refrigerator with double freezer drawers, double *Wolf* double ovens, an induction cooktop, a *Fisher & Paykel* double dishwasher, a *Sub-zero* bar fridge, a *Panasonic* Inverter Microwave and a *GE Monogram* garbage compactor. The entertaining counter for coffee and wine features a bar sink along with special cabinetry to hide small appliances.



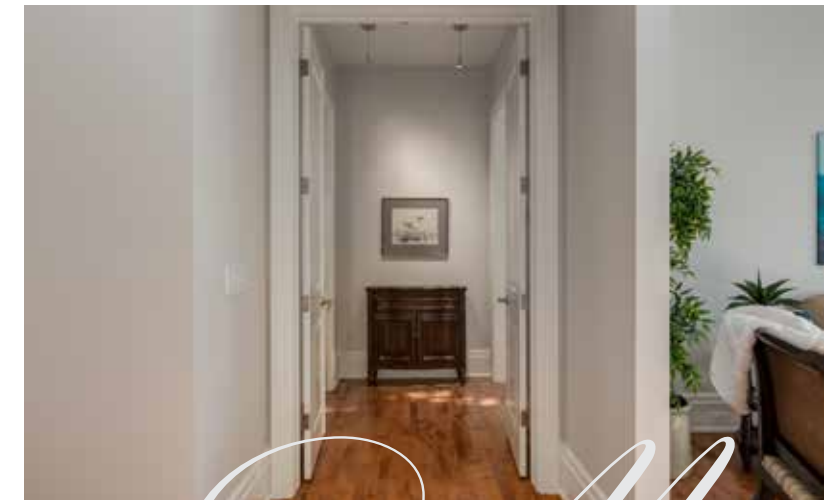












## MASTER SUITE

The main floor master bedroom with 10' ceilings features large south facing windows and is perfectly proportioned to fit a king size bed. The luxurious ensuite bathroom features 'his and her' sinks, a jet tub flanked by a steam shower and a separate enclosed water-closet. The large walk-in closet includes a convenient laundry pass-through to the laundry area behind the north wall. The tiled floor also boasts in-floor radiant heating. The master closet features extensive built-ins and drawers.











"The main floor powder room features a *custom pedestal sink*, and a lit alcove. The upgraded laundry area features full-height *solid wood* closets and cabinets, the pass-through from the master bedroom closet, and has *in-floor radiant heat*."







## LOWER LEVEL ENTERTAINING

The lower level is perfect for entertaining! Select the perfect wine from the custom shelves in the climate-controlled wine room or the 46-bottle wine fridge. Enjoy your glass of wine in front of the cozy gas fireplace, surrounded by books and artwork housed in custom cabinetry that is topped by a row of four 'Frank Lloyd Wright' styled square windows. Serve the latest local brew from the *Sub-zero* bar fridge while your guests play pool or table tennis, that easily fits in front of the two-tiered bar. The entire lower level is heated by a four-zone in-floor water-heat system.







"The special 2 ½ car garage allows for *golf cart storage* and is epoxy coated, has floor drains and has in-floor radiant heat."

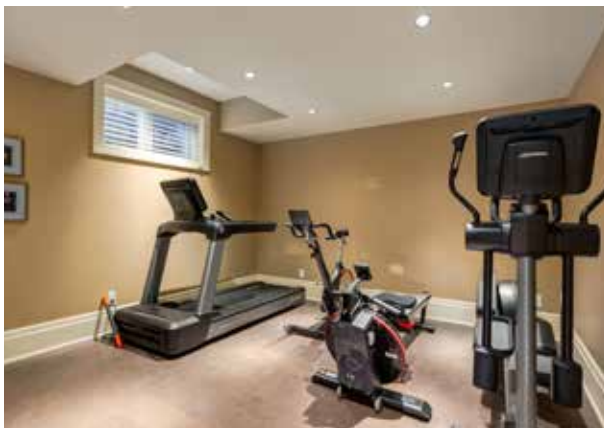






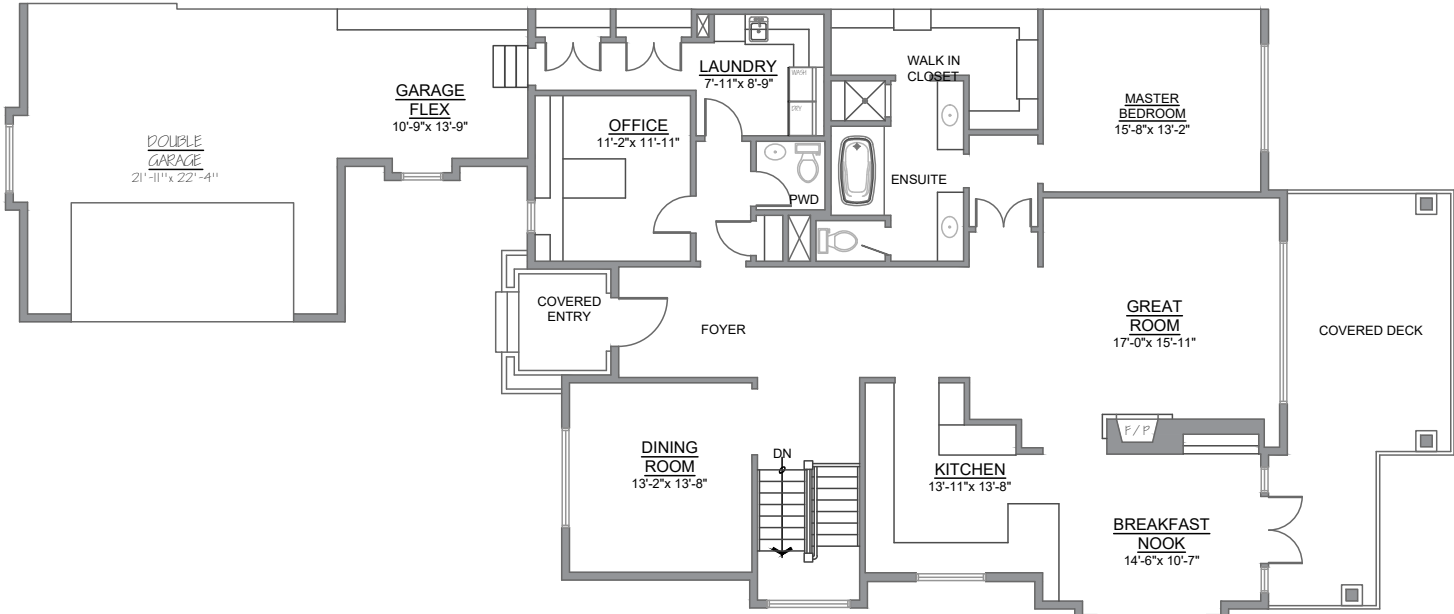
## LOWER LEVEL BEDROOMS

The two generously sized bedrooms in the lower level both feature 10' ceilings, large windows, walk-in closets and full bathrooms, one ensuite and the other one just adjacent. The exercise room has cork flooring. Young children will enjoy the cozy play area under the stairs. The enormous, meticulous and well-lit utility room has lots of good quality shelving, similar to those in the large garage. A three-stage water filter is built-in, there is a central air-conditioning system, a central vacuum system, a 12-volt converter system, an alarm/security system and an outdoor in-ground sprinkler system. Nothing was missed in this beautifully appointed home.

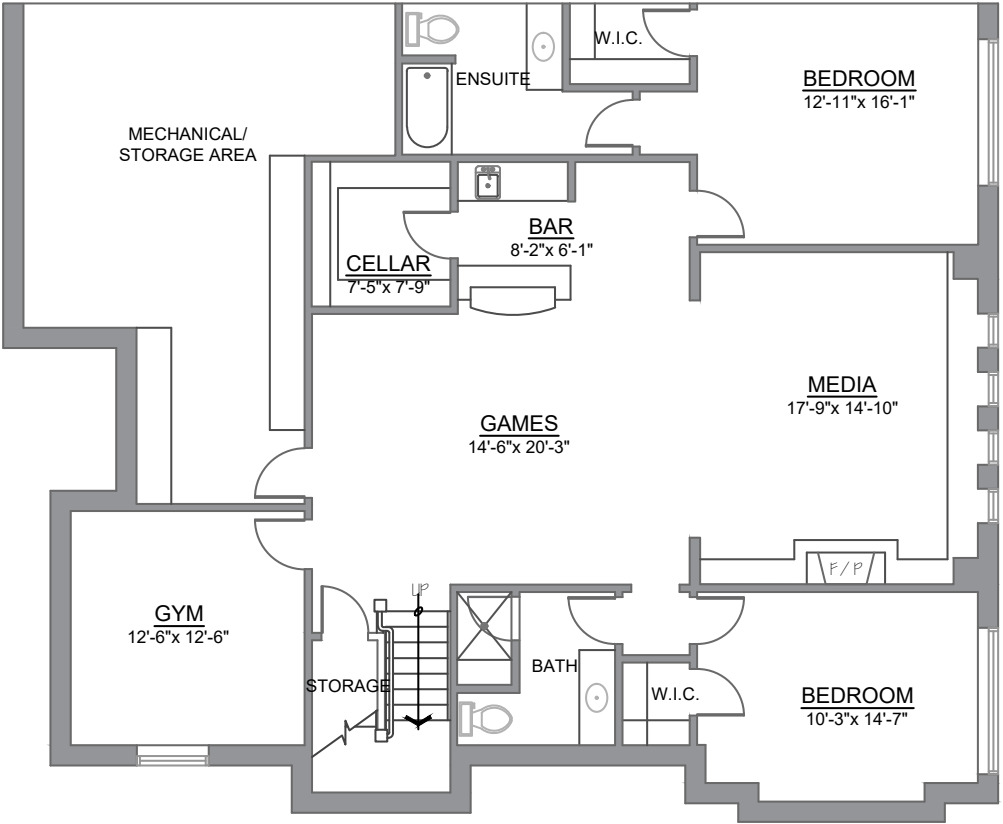




MAIN LEVEL



LOWER LEVEL



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MONTHLY CONDO FEES INCLUDE:

- Management fees
- **Exterior Maintenance** (exteriors, roof, painting, etc.)
- **Building & Common Area Fire Insurance** & Liability Insurance
- Driveway Resealing
- Irrigation
- Landscaping (lawns, edging, pruning, fertilizing) & Common Area Maintenance
- Snow Removal
- Garbage Pickup/Recycling
- **Window Washing** - 2x per year (exterior)
- Pest Control - mice, ants, etc.
- Security Gate Maintenance
- Reserve Contributions

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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