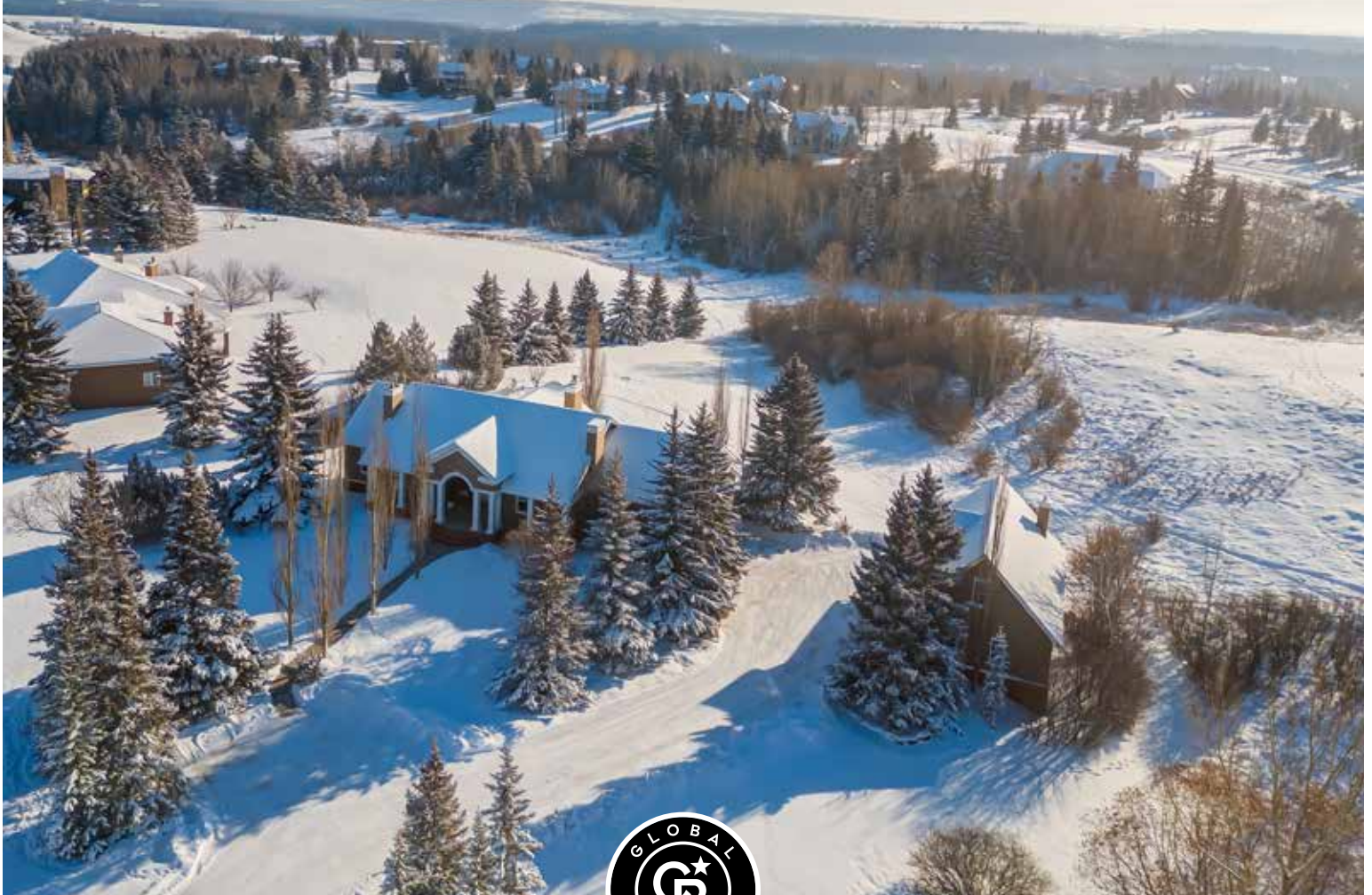
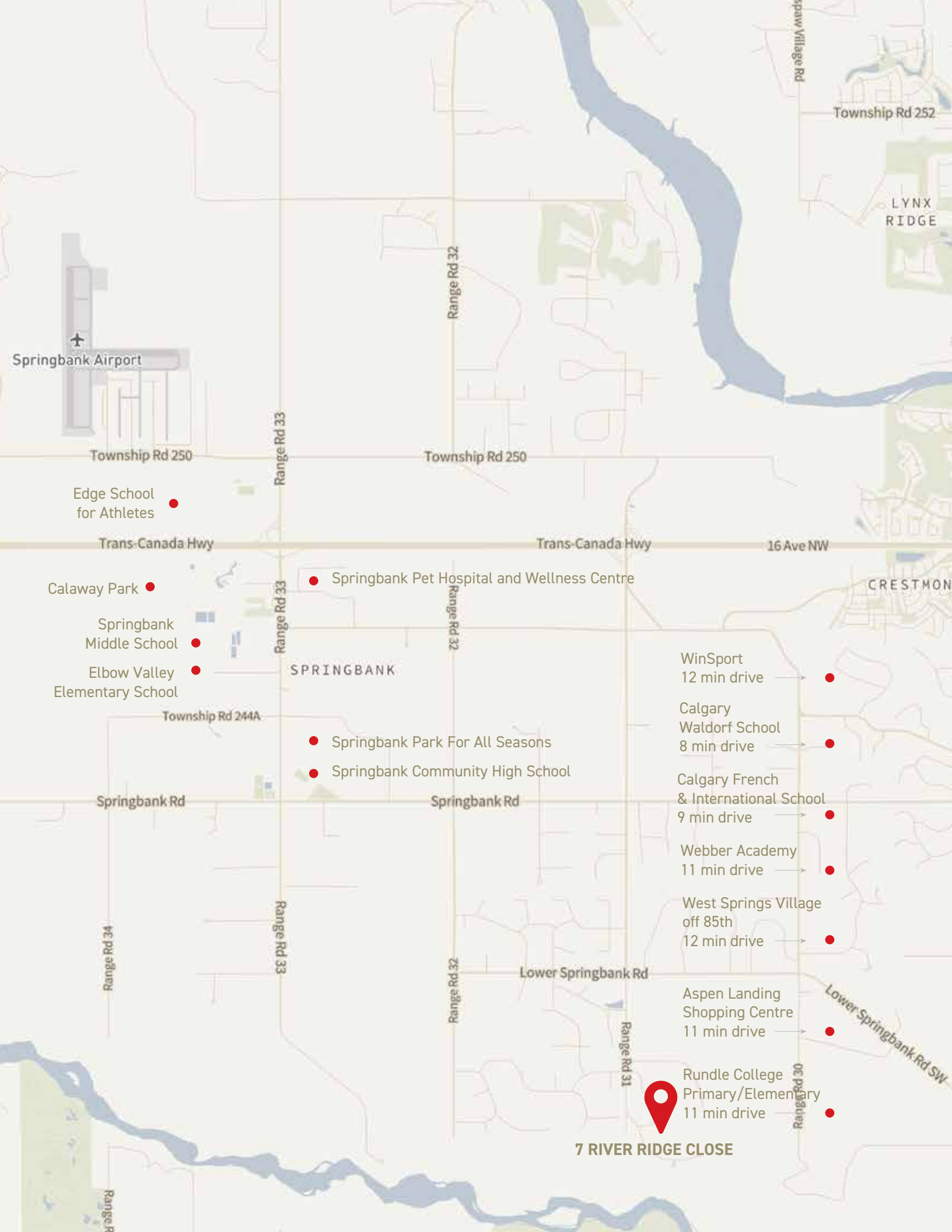


SOUTHERN STYLED *Family Acreage*



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

7 RIVER RIDGE CLOSE | CALGARY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK



Springbank Airport

Edge School
for Athletes

Calaway Park

Springbank
Middle School

Elbow Valley
Elementary School

SPRINGBANK

Springbank Pet Hospital and Wellness Centre

Springbank Park For All Seasons

Springbank Community High School

WinSport
12 min drive

Calgary
Waldorf School
8 min drive

Calgary French
& International School
9 min drive

Webber Academy
11 min drive

West Springs Village
off 85th
12 min drive

Aspen Landing
Shopping Centre
11 min drive

Rundle College
Primary/Elementary
11 min drive

7 RIVER RIDGE CLOSE

Proudly Presenting
7 RIVER RIDGE CLOSE

Community of Springbank



WELCOME TO 7 RIVER RIDGE CLOSE

Situated on one of the most picturesque lots in all of Springbank. Located on one of the oldest and established secluded cul-de-sac's with magnificent trees and rolling ravines, this special "Southern Styled" could be your future family home!

<i>Main Floor Space:</i>	<i>2,653.68 square feet</i>
--------------------------	-----------------------------

<i>Total Above Grade Floor Space:</i>	<i>2,653.68 square feet</i>
---------------------------------------	-----------------------------

<i>Lower Floor Space:</i>	<i>1,750.1 square feet</i>
---------------------------	----------------------------

<i>Total Developed Floor Space:</i>	<i>4,403.78 square feet</i>
-------------------------------------	-----------------------------

<i>Carriage House Studio Loft Space:</i>	<i>675.73 square feet</i>
------------------------------------------	---------------------------

<i>Carriage House Garage/Shop Space:</i>	<i>1,048.85 square feet</i>
------------------------------------------	-----------------------------



PICTURESQUE LOCATION

The yard is spectacular with expansive lawns, gigantic Spruce trees, columnar Aspen trees along the sidewalk, groves of trees set into the hillside and a lovely curved driveway leading to the carriage garage. A brick terrace to the South is the perfect spot for afternoon lunch while watching the children play in the backyard. The upper deck expands across the entire backside of the house featuring three patio doors leading out to the bright and spacious outdoor living room area. Take a walk down the ravine, or through the neighboring estate areas, or down to the river. This is the perfect acreage for those families that love to take their dogs for beautiful walks.















SOUTHERN ARCHITECTURAL STYLE

The “Southern” architectural style of this classic home includes a captivating columned front veranda with classic trim detailing, two perfectly symmetrical fireplace chimneys, a brick base and curved brick steps ascending to the impressive curved front door.



















IMPRESSIVE ARRIVAL

As you enter, you are immediately taken aback by the impressive high ceilings, gleaming maple hardwood floors, barrel vaulted ceiling and large windows looking out onto the incredible view. The millwork detailing from the ceiling crown moulding to the intricate detailing on the columns to the large baseboards were impeccably curated by the original builder.







INVITING LIVING ROOM

The living room is warm and inviting with a central wood-burning fireplace, high ceilings and large windows with transoms flooding the space with natural South sunlight. Patio doors lead out to the large back deck that connects to the kitchen area, perfect for entertaining.







COUNTRY KITCHEN

A tumbled limestone backsplash, a center island with a true Chef's butcher block top, antiqued cream cabinetry, glass display cabinets, a *Wolf* gas range and granite countertops have made this beloved family kitchen the center of family gatherings. Designer furniture-piece styled hardware add a decorative flair to the cabinetry, embracing the beautiful interior design.

















BRIGHT DINING NOOK

A place for family meals with East and South sunshine and open to the country kitchen, is the breakfast and dining space. Patio doors lead out to the South deck. The current main floor office was once the formal dining room, and could be converted back at any time, with space for china cabinetry and a large table.









FAMILY ROOM

The family room across from the kitchen is the favorite room of the house. A river rock fireplace with a TV set above is the perfect spot for family movie nights and relaxation. The main floor windows were all curated by *Calgary Sash and Door* and are double hung.









PRIMARY SUITE

An entire wing of bedrooms encompasses the West side of the home. The primary suite has a large bedroom and gorgeous adjoining ensuite featuring a shower, heated floors, two separate vanities, granite countertops with Victorian styled white sinks and a large walk-in closet. A second bathroom across from the primary suite features a claw-foot bathtub, for all family members to use as the other main floor bathrooms have showers.









CHILDREN'S BEDROOM QUARTERS

A separate door leads to the two children's main floor bedrooms, each having their own window seat with storage below. The two bedrooms share a bathroom that has two separate sinks, a window seat and a shower.











LOWER LEVEL ENTERTAINING HAVEN

Descend down the classic wood staircase (with beautiful painted risers) to the lower level entertaining space. Polished concrete floors, a wet bar, fireplace, TV, exercise area, large wine fridge, two additional bedrooms, a full four-piece bathroom and large storage room complete this space in grand style.















AUXILLARY ROOMS

The lower level laundry room has a door leading to the backyard, and is not only the ideal spot for doing laundry, but can also be set up as an arts and crafts room. A laundry shoot was custom built from the main floor into this fabulous space. The attached triple garage as a mud room inside the house as well as another locker mudroom in the garage.







CARRIAGE GARAGE

A car lovers dream to have an additional detached garage across from the attached garage to work on your car collection, do woodworking or to store all of your toys! A developed area over the garage was used as a yoga studio, photography studio, kids hang out area and could be further developed into a guest area.







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.

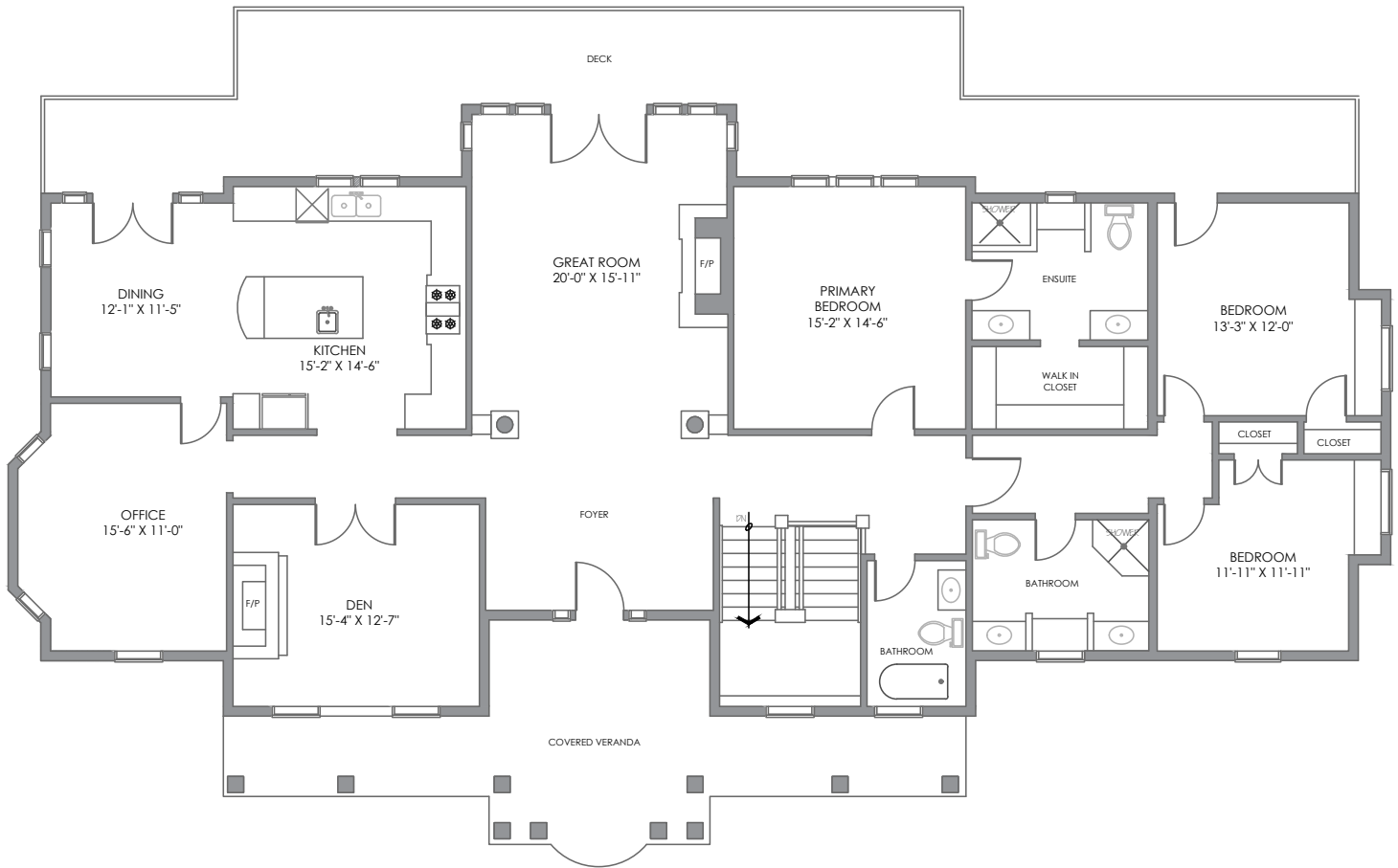












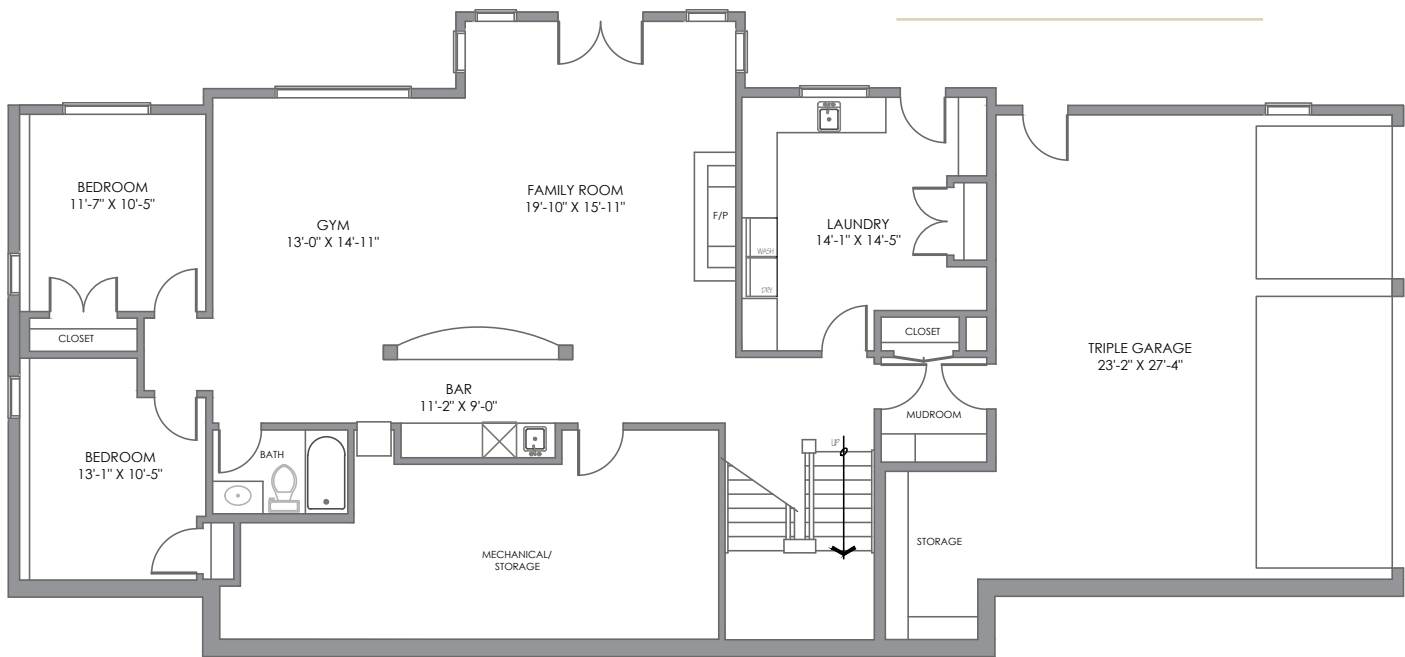
MAIN LEVEL

<i>Main Floor Space:</i>	<i>2,653.68 square feet</i>
<i>Total Above Grade Floor Space:</i>	<i>2,653.68 square feet</i>
<i>Lower Floor Space:</i>	<i>1,750.1 square feet</i>
<i>Total Developed Floor Space:</i>	<i>4,403.78 square feet</i>
<i>Carriage House Studio Loft Space:</i>	<i>675.73 square feet</i>
<i>Carriage House Garage/Shop Space:</i>	<i>1,048.85 square feet</i>

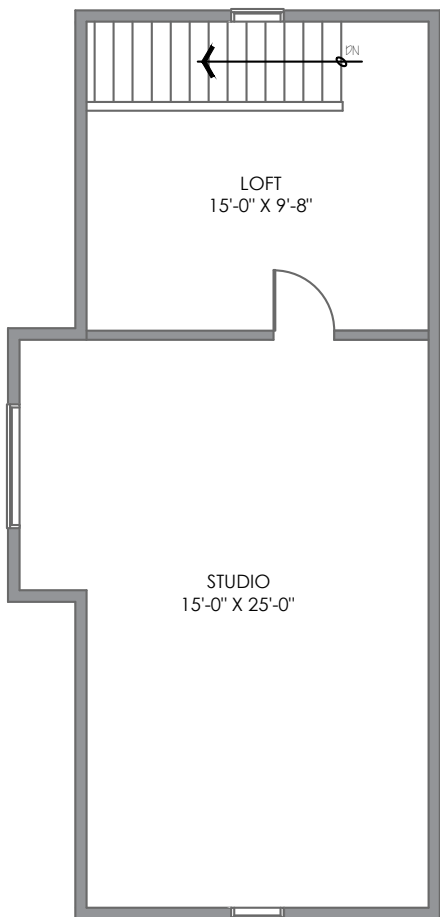
E&O INSURED

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

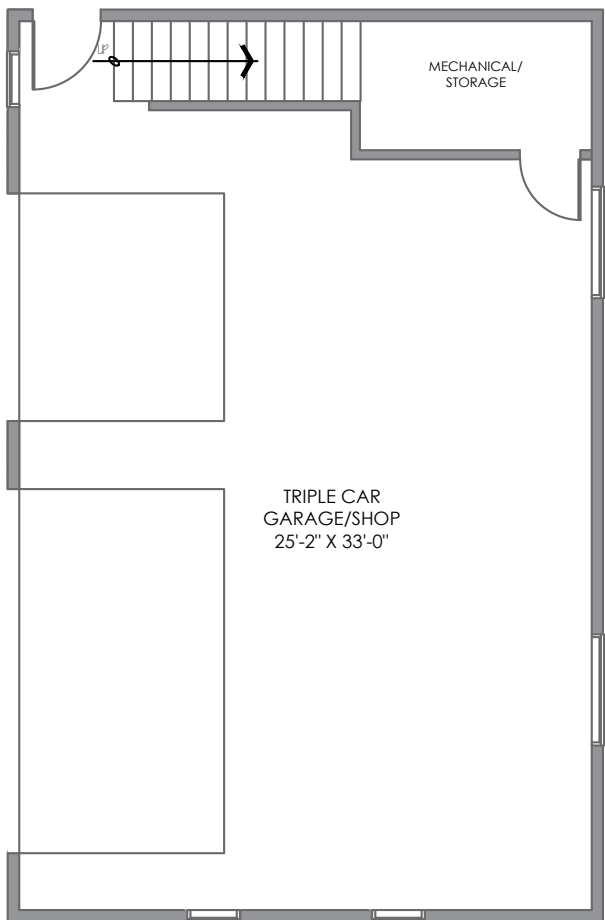
LOWER LEVEL



STUDIO LOFT



GARAGE/SHOP





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



RACHELLE STARNES
Licensed Real Estate Associate

C: 403.870.8668
E: rachelle@thestarnesgroup.com



KYLE DEXTER
Licensed Real Estate Associate

C: 403.690.7589
E: kyle@thestarnesgroup.com