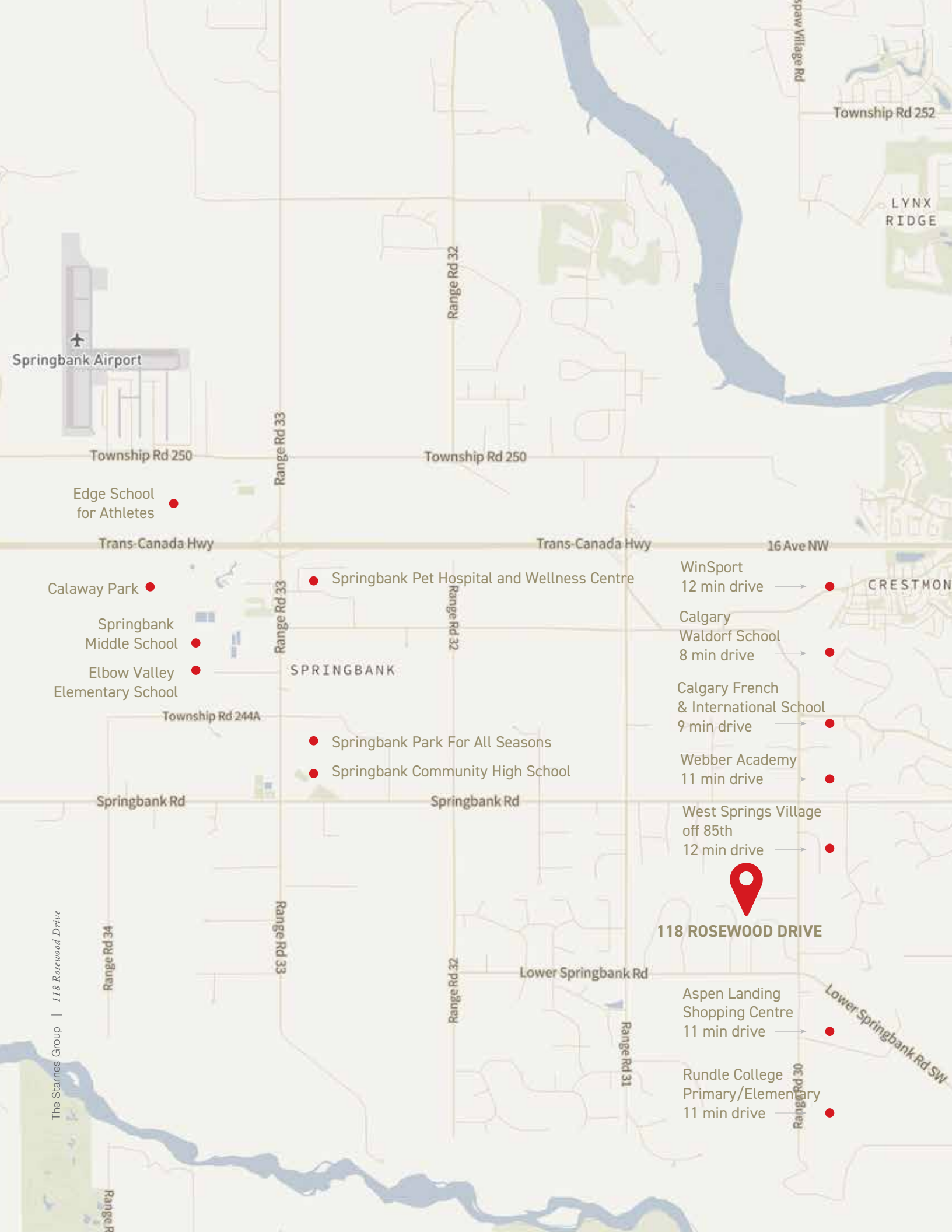


COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

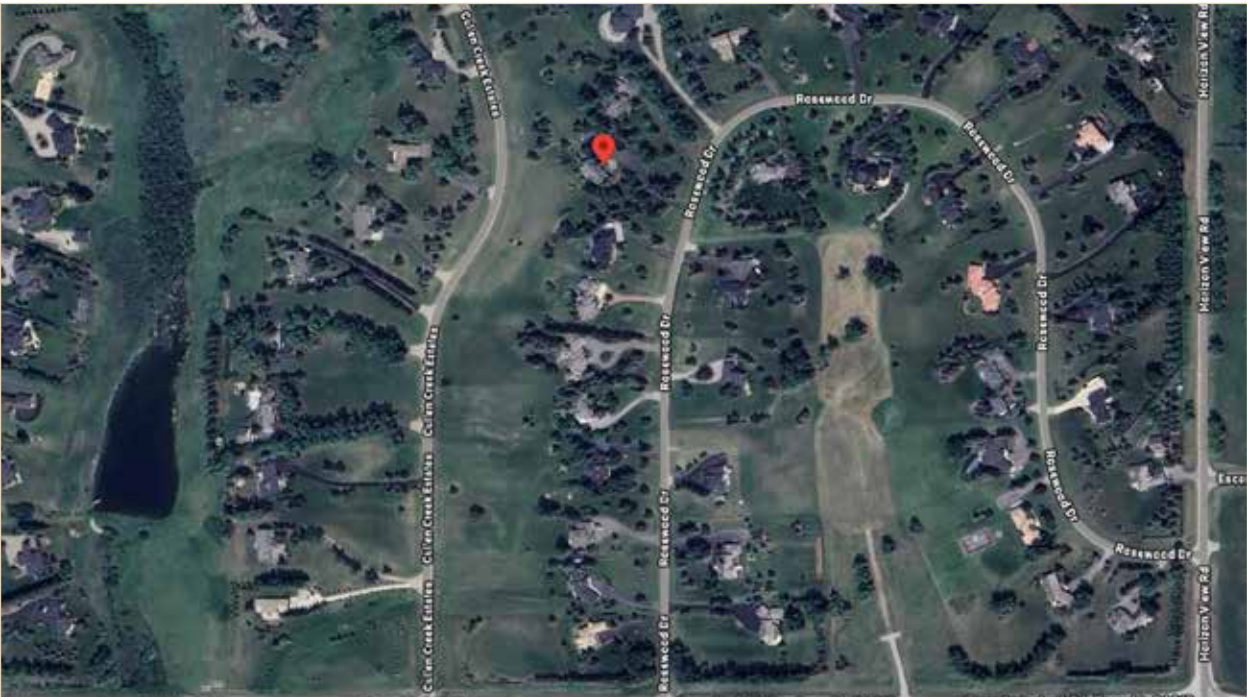
118 ROSEWOOD DRIVE | CALGARY, ALBERTA, CANADA
COMMUNITY OF ROSEWOOD IN SOUTH SPRINGBANK



Proudly Presenting
118 ROSEWOOD DRIVE



Community of Rosewood



Main Floor Space:	2,731.68 square feet
Upper Floor Space:	2,028.97 square feet
Total Above Grade Floor Space:	4,760.65 square feet
Lower Floor Space:	2,497.31 square feet
Total Developed Floor Space:	7,257.96 square feet



PRISTINE LANDSCAPING

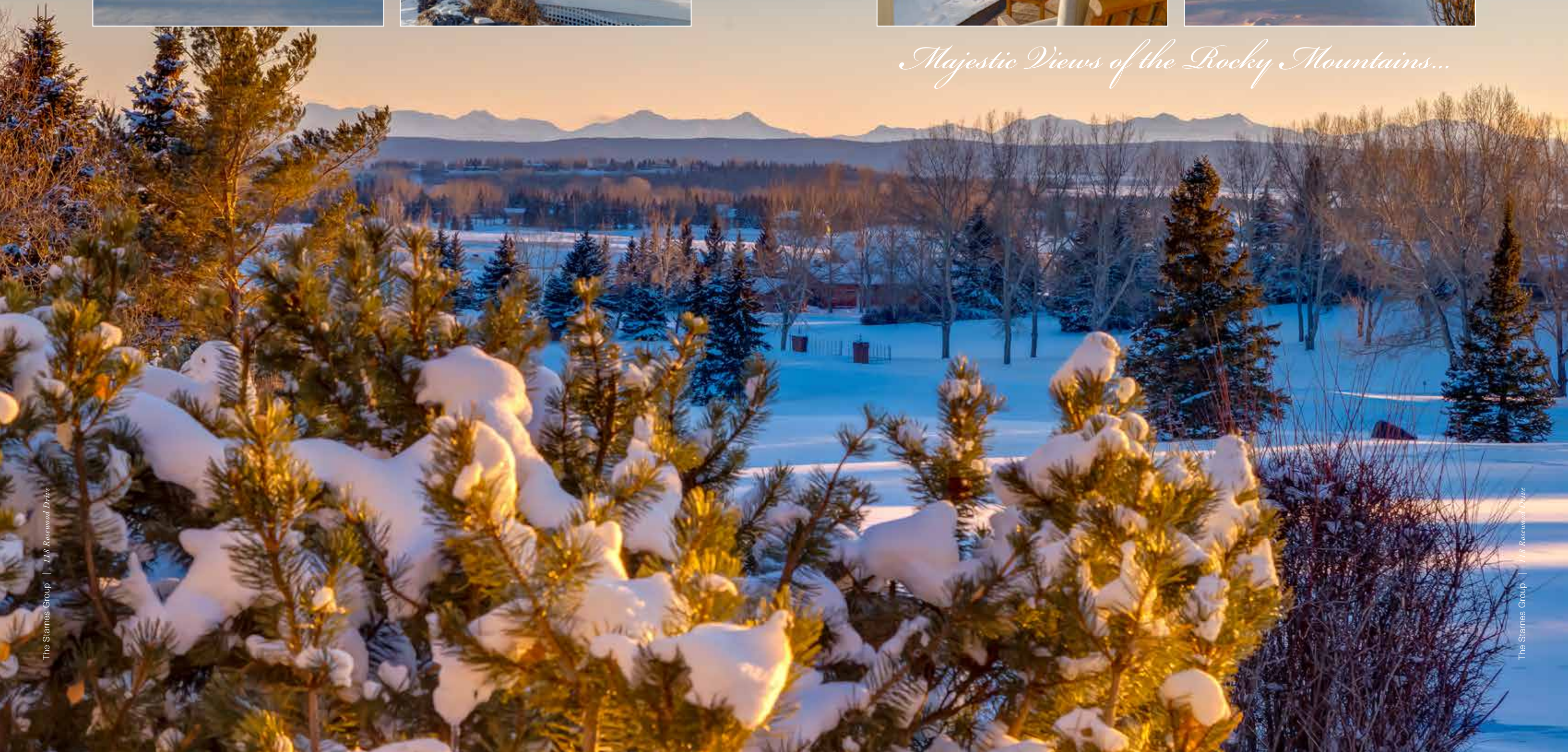
This magnificent property features mature coniferous and deciduous trees that have been lovingly cared for over the past twenty eight years. Large Spruce trees frame the long winding driveway into the property and are perfect for seasonal lighting. A gigantic flowering crabapple tree sits majestically in the East meadow and columnar Aspens frame the corners of the house. The shrubs and pine trees have been perfectly manicured and pruned and the larch tree that sits just outside the living room window is spectacular changing colour throughout the seasons. A large coy pond has a waterfall feature on the West side of the property and showcases fabulous stonework.







Majestic Views of the Rocky Mountains...







CAPE COD ARCHITECTURE

Bruce Abugov of *Abugov Casper Architecture* designed this home and it was masterfully built with intricate detailing. The Cape Cod/Nantucket styled mansion is like no other home in the Calgary area. Features include a covered front veranda entry with a two-storey portico, extensive column detailing, a turret stairwell with lighthouse styled upper windows, a covered breezeway to the barn-styled garage, authentic wood siding, crisp framed windows with muntin bar detailing, interesting windows with purposeful designs to capture the views and vantage points, dormer styled windows creating interesting interior ceiling designs, painted wood soffits around the entire perimeter of the home, and the most beautiful circular covered South West wrap-around veranda connecting the informal living spaces with the living room area.







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Fabulous Covered Veranda...









BARN-STYLED GARAGE

The over-sized garage is fantastic and has three East doors and another West door opening into the yard for lawn maintenance tractors and access to the backyard areas. The West meadows is the perfect spot for a soccer pitch or an outdoor winter skating rink. A trampoline is built into the ground and provided for hours of children playing.





FABULOUS LOCATION

The aerial photography illustrates the expansive nature of this property and how beautiful the entire community of Rosewood is, centrally situated in the sought-after family area of South Springbank. The front of the house and garage enjoy soft morning sunshine, the backside of the property boasts South sun all day long, and the West side of the property enjoys the warmth of the afternoon sun.









YOU HAVE ARRIVED

The front entrance is welcoming with its large covered portico, large front door surrounded with side-lights, lantern styled lights flanking each side of the entrance and views right through to the backyard. The front entry has inlaid tile surrounded by gleaming maple hardwood flooring. An area to the left of the front door was designed specifically for a bench and two large coat closets are to the right. The blue interior design colours move seamlessly into the space from the similar exterior façade.





LIVING ROOM

The living room is one of the most beautifully appointed spaces in the entire home featuring a natural rundlestone fireplace with a curved wood edge. This is one of four fireplaces in this lovely home. The crackling of the real wood is special on those snowy winter nights. The South sunshine pours through the large center window allowing for streams of natural light throughout the day. The view out the picture window feels like a framed painting with the Larch tree in the background.











FORMAL DINING

The formal dining room is open to the living room and is great for entertaining family and friends for special holiday dinners. The design of the dining room allows for perfect displays of artwork. The entire home boasts extensive ceiling cornice moulding.









A CLASSIC KITCHEN

The kitchen area is open to the family room and breakfast nook area. The kitchen features a gigantic island with expensive “blue pearl” granite, classic *Kitchen Craft* white cabinetry, a light blue glass tile backsplash, an incredible window over the sink looking out to the mountains, a new *Miele* wall over and *Miele* steam oven, a *Thermador* gas cooktop, a *Subzero* refrigerator, a microwave and panelled *ASKO* dishwasher. The entire home has flat painted ceilings and extensive potlights.









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BREAKFAST NOOK

The informal eating area is set into the hexagonal space and is truly the most special room in the home. The views, the windows on every side, the wrap around veranda set outside and the coffered ceiling all make for a serene and lovely setting for hours of family conversation.







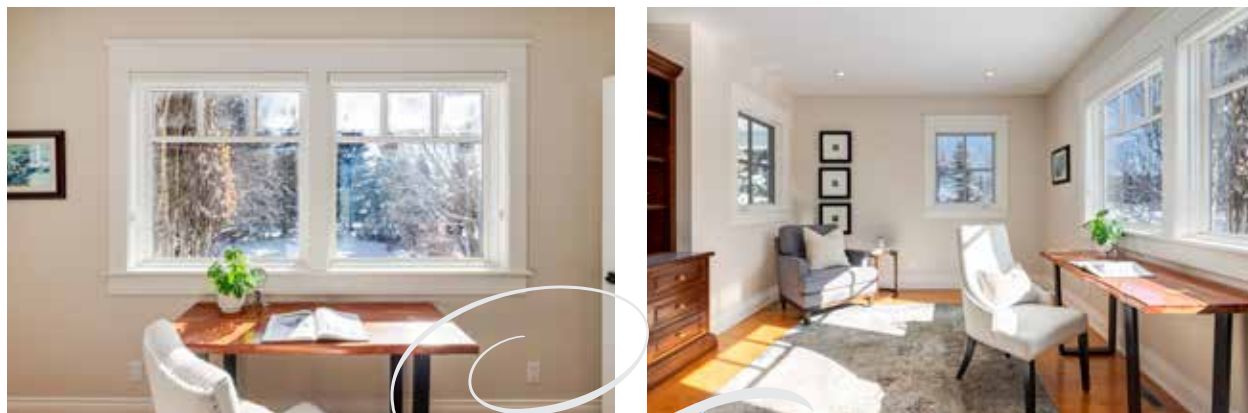
COZY HEARTH ROOM

The family room open to the kitchen area features another fireplace adding warmth to this space. There are extensive *Denca* wood built-ins on each side of the rundlestone fireplace, a matching mantle and a built-in desk area. This area also overlooks the West meadow where you can watch the kids play from inside the house.





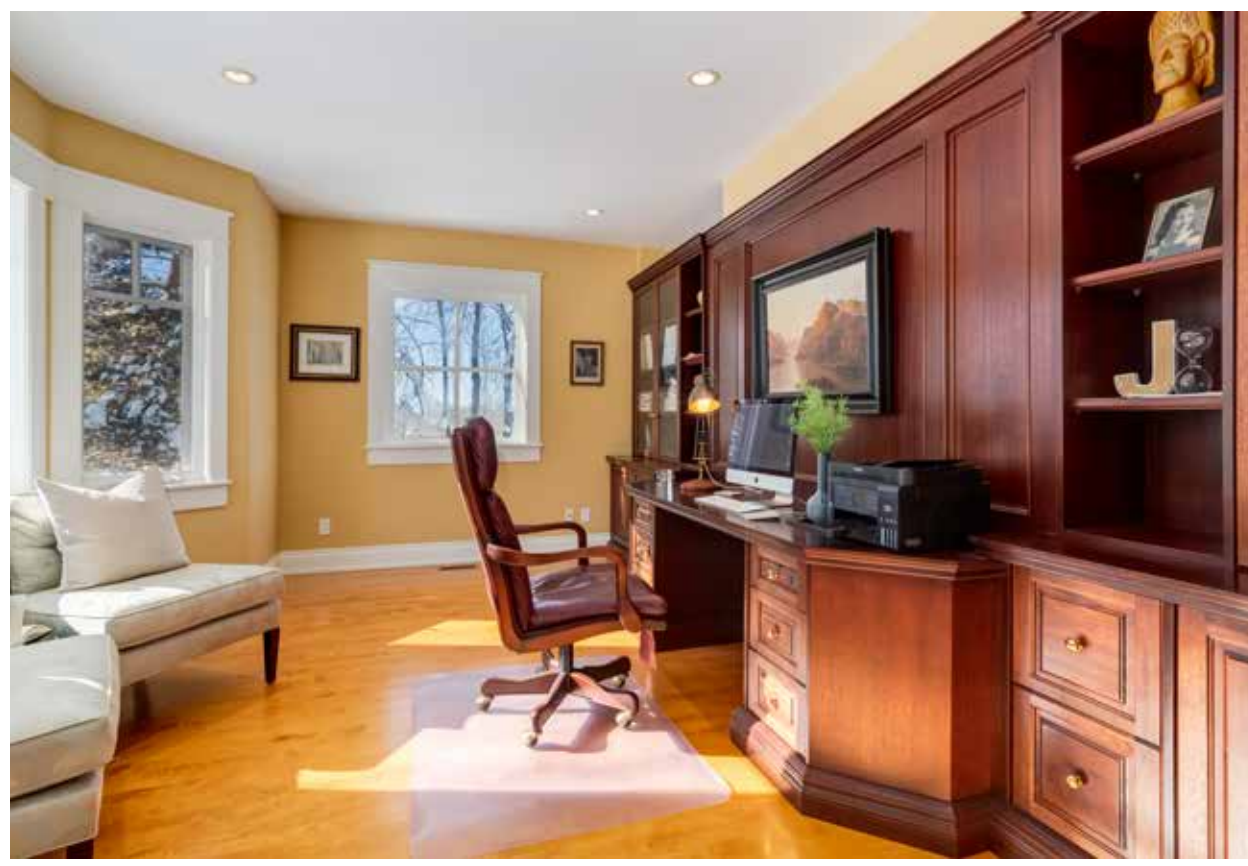




TWO MAIN FLOOR OFFICES

At the very East end of the house are two main floor offices. Both offices feature built-in desks, cabinetry and bookshelves and each overlook the incredible East garden area. The windows in this property are absolutely “everywhere” offering interesting vantage points.







PRIMARY RETREAT

The primary bedroom takes up the entire East side of the upper level and showcases massive timber ceiling detailing. This space includes a beautiful sitting area with a custom upholstered bench and a romantic fireplace. There are also two separate closets that were custom designed for each partner's needs.









LUXURIOUS ENSUITE

The spa-like ensuite was renovated in the early 2010's with a modern flair. Features include double sinks, a *Denca* built-in storage cabinet, a lovely wide soaker bathtub, a frameless glass steam shower with multiple heads, tile wainscoting in an intricate design and heated floors.





UPPER-LEVEL CHILDREN'S QUARTERS

One of the upper level bedrooms has its own viewing area set high above overlooking the mountains set afar. This area could be used as an office, a reading room, a relaxation area or an art studio. This bedroom has its own three-piece ensuite and a special West window overlooking the West meadow. The other two children's bedrooms are spacious and large and share a five-piece bathroom. Two of the children's bedrooms have vaulted ceilings adding to the interest of the spaces. One of the bedrooms has whimsical lilac wainscoting, perfect for a little girl.







A picture perfect window with intricate bracket detailing set between the two main floor offices...



AUXILLARY SPACES

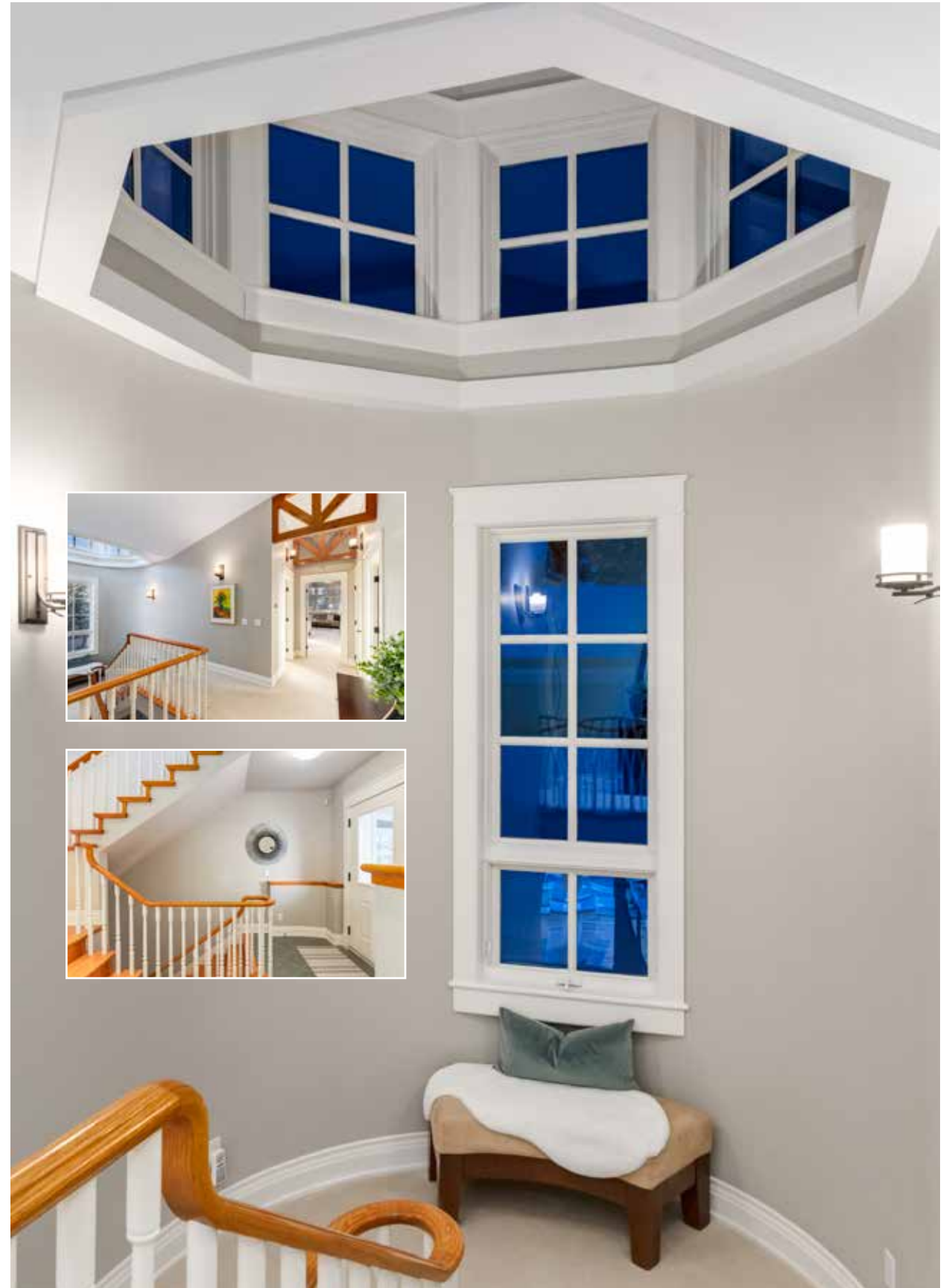
The main floor guest bathroom is beautiful with a *Kohler* pedestal sink and matching water closet. The elegant wallpaper adds another level of style to this space in addition to the marble tile flooring. The main floor laundry room is very large with extensive cabinetry, counter space and a large front-loading washer and dryer set.





INTERIOR ARCHITECTURAL DESIGN

The interior architectural design elements are amazing in this property. From the turret stairwell to the timber hallway gallery, no design element was overlooked.





LOWER LEVEL ENTERTAINING

The lower level space is perfect for watching movies with family and friends, football and hockey parties, and special events. A media area has a raised platform for movie seats, a cozy fireplace is set at the East end of the space and could be set up as a games area, and a fabulous pub-styled walk-behind bar area features Irish styled green marble countertops, glass display shelves, a microwave, bar fridge and sink. The wine cellar is the perfect room to set up a tasting area and could be set up for a buffet games night.

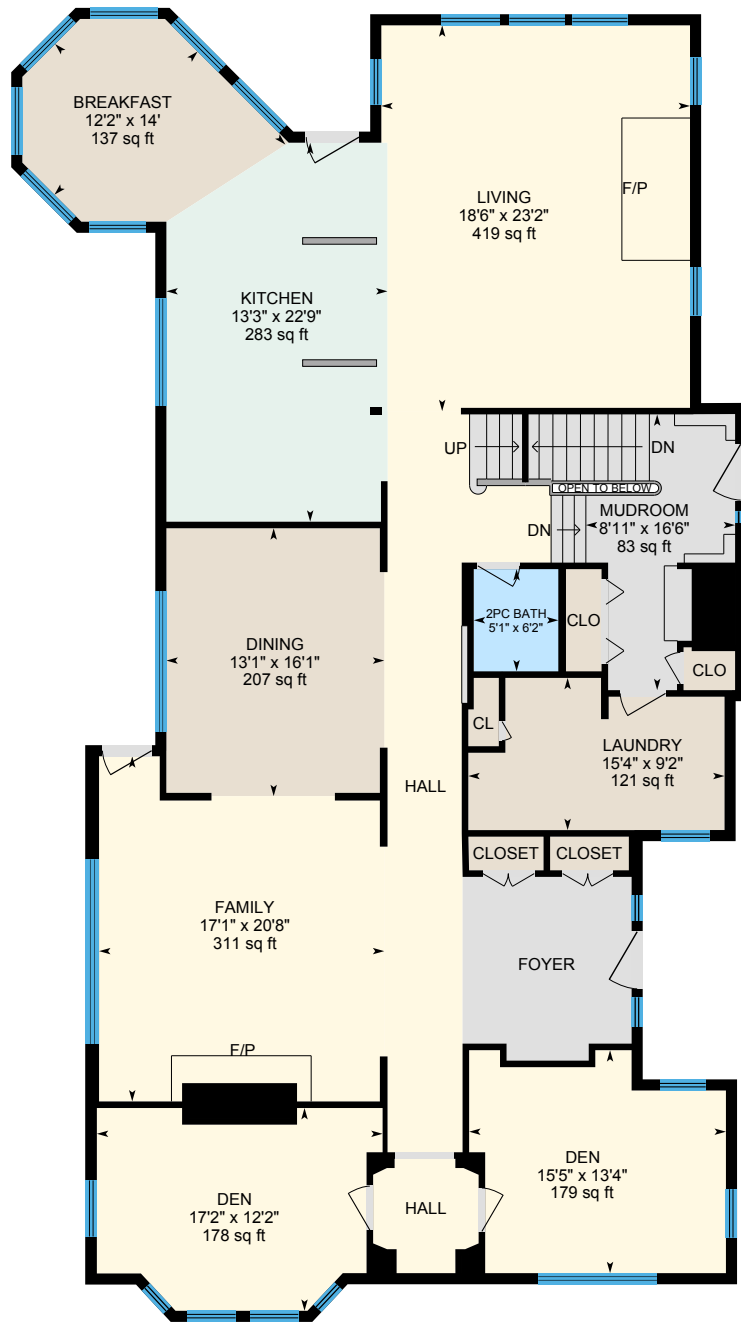






A dream home gym area...

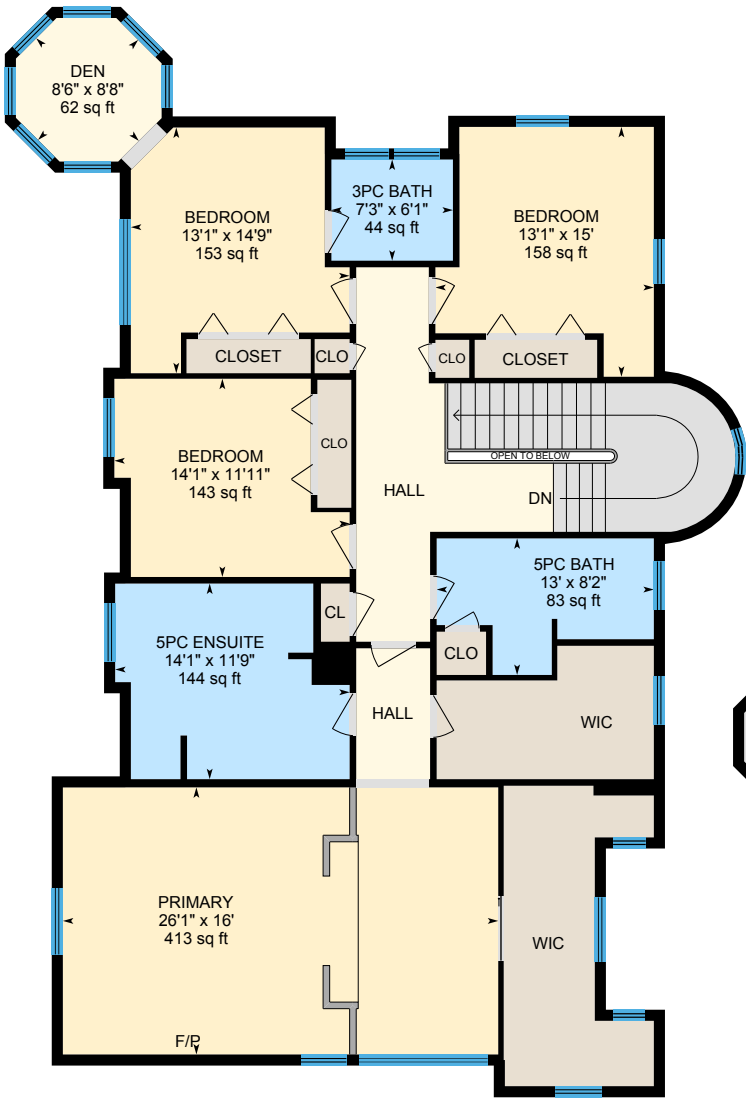




MAIN LEVEL

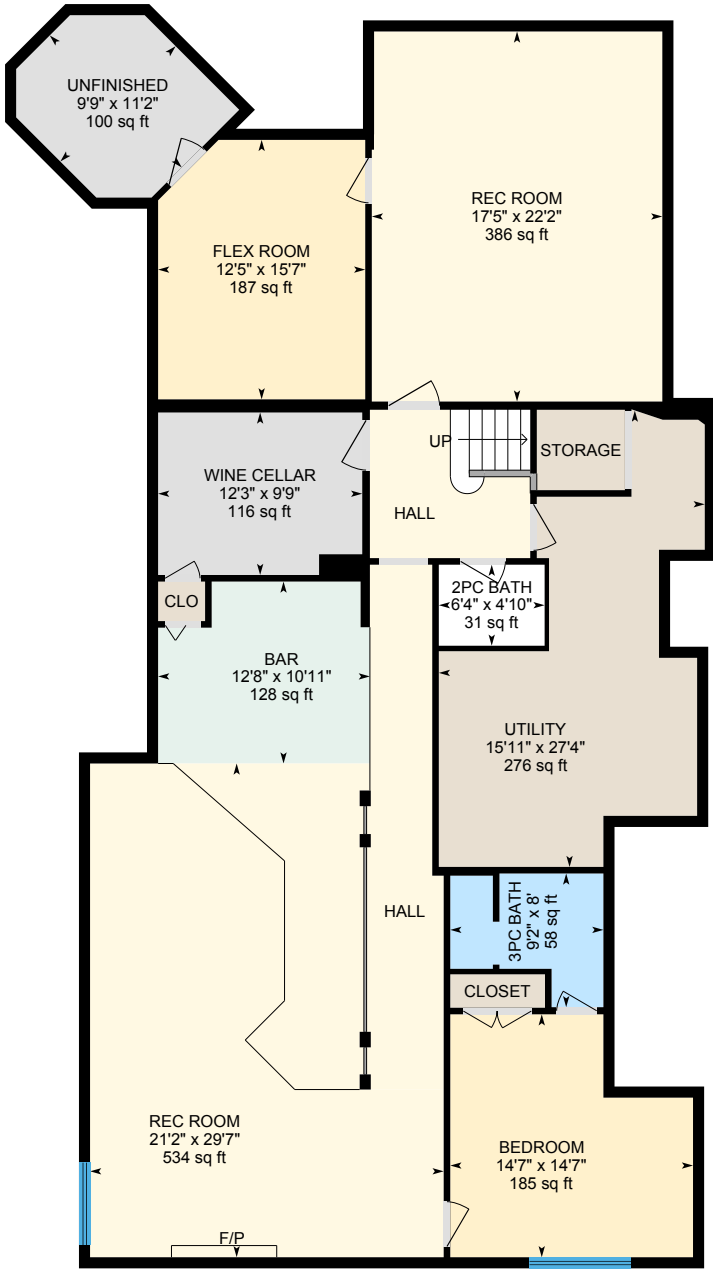
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Note: The garage has level 2 electric vehicle wiring along with roughed in plumbing and wiring in the upper loft.



LOWER LEVEL

UPPER LEVEL





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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