

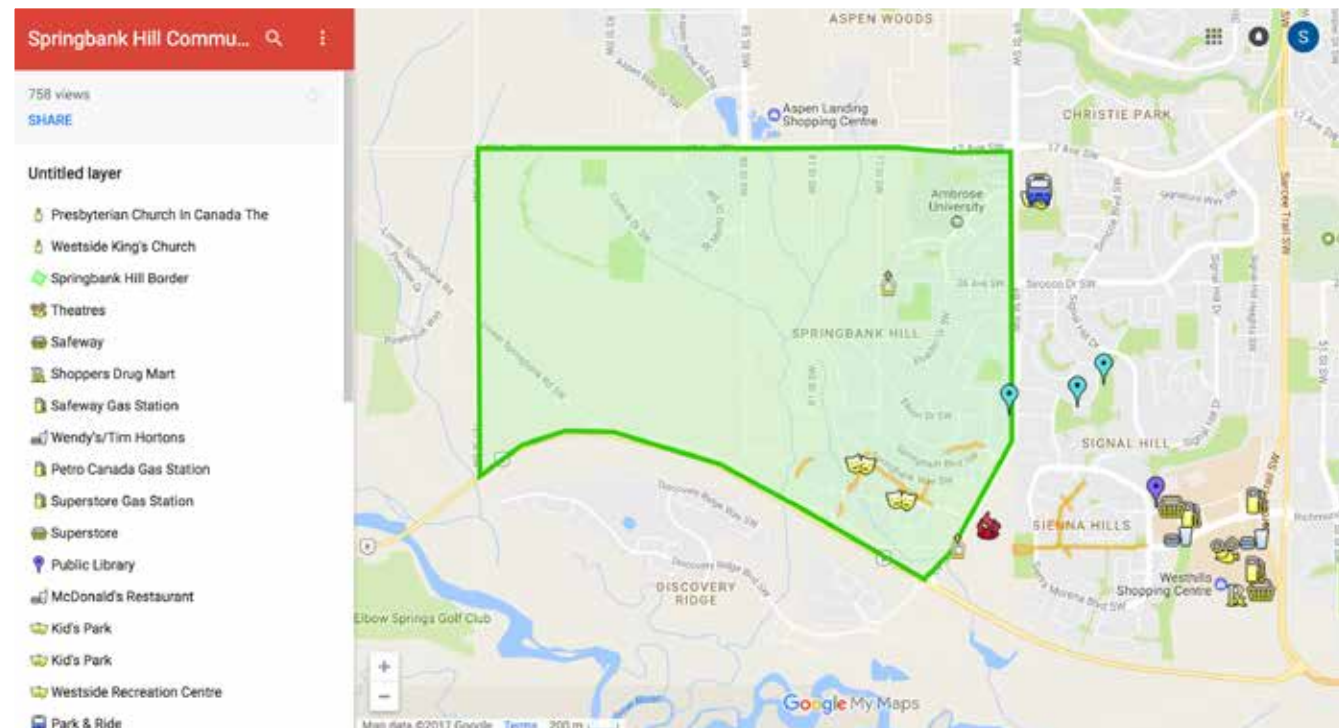
SPRINGBANK HILL

Luxury Family Home



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

15 ELVEDEN PLACE SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK HILL



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.







MODERN ARCHITECTURE

As you approach this one-of-a-kind house, the first thing you'll notice is its thoughtful architectural design. The sleek rooflines not only add a modern visual appeal but are also engineered for durability and efficiency. The home's exterior is further enhanced by tasteful stone skirting, which seamlessly blends natural elements with contemporary design. The exterior lighting and large windows combine to provide stunning street appeal.







YOU HAVE ARRIVED

As you step inside, the fresh light oak engineered hardwood floors will instantly catch your eye, setting the tone for a home that's both stylish and durable. The fresh modern design of the house seamlessly blends with the soaring ceiling heights, creating an open and airy feel that maximizes natural light. The walls, painted in bright and welcoming hues, reflect an ambiance of positivity and relaxation.



Direct your attention to this homes architectural marvel - the I-beam staircase. Not only does it serve as a functional aspect of the house, but it also stands as a unique design element that complements the overall aesthetic of the interior.





STUNNING MODERN GREAT ROOM

As you transition into the main living space, you are greeted by an open floor plan that promises both spaciousness and a welcoming atmosphere. The stunning gray marbled fireplace, reaching from floor to ceiling, immediately catches your eye as the heart of the home. It's more than just a feature; it's a gathering spot for friends and family to share stories and make memories. This stunning space is framed by the tray ceiling feature that adds to this home's elegant esthetic. The folding patio doors that anchor this space are not just entrances but gateways to natural beauty, blending indoor comfort with outdoor serenity. These doors, along with an abundance of windows, ensure that every corner of the home is bathed in natural light, creating an uplifting and vibrant living space.







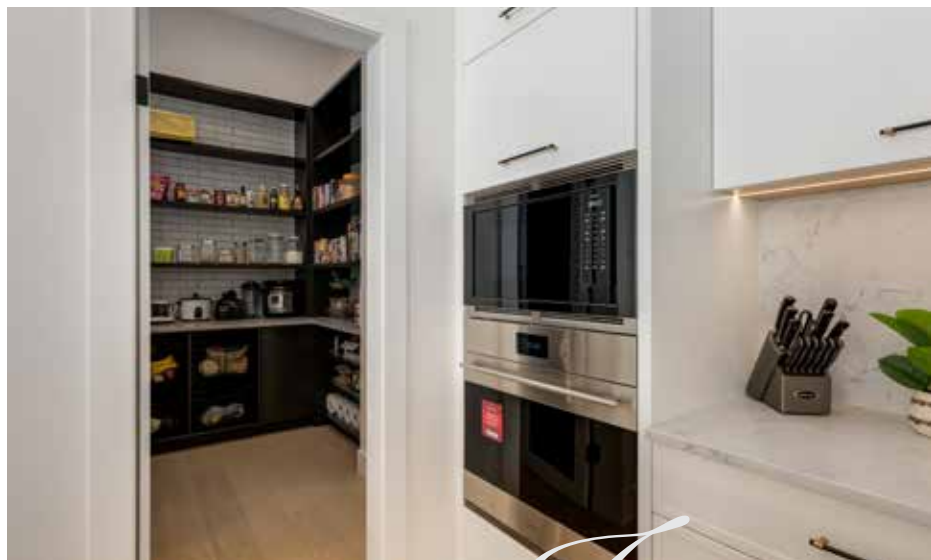
DREAM KITCHEN

Step into the kitchen of your dreams that also serves as the heart of this home, boasting two elegant quartz islands with waterfall edges that not only add a touch of sophistication but also feature built-in cordless phone chargers for your convenience. The custom micro shaker cabinetry blends seamlessly with the state-of-the-art built-in refrigerator, cleverly hidden behind glass doors that beautifully reflect light, creating a bright and inviting space. For those who love to entertain or indulge in culinary pursuits, the hidden large butler pantry with its own sink and full freezer offers ample storage and prep space.









IN THE DETAILS

Every detail has been thoughtfully considered, from the designer pendant lighting to the herringbone hardwood details that add warmth and character. Equipped with top-of-the-line *Wolf* and *Sub-Zero* appliances and stylish undercabinet lighting, this kitchen is a chef's dream come true.





SUPERB DINING SPACE

Sit down to dine with friends and family in the open dining space situated next to five large windows that offer an unobstructed view of your personal yard and the lush green space beyond. The seamless integration between indoor and outdoor living spaces is further enhanced by another wall of folding patio doors, inviting the tranquility of nature right into your dining space.







The superb servette/bar area promises to be the centerpiece of your entertaining. Featuring designer lighting that casts a warm glow across the modern black tiles laid in an elegant chevron pattern, this space is sure to impress. The grey quartz countertops with subtle white marbling provide not only a practical surface but also add to the artistic allure of the area.





THE IDEAL FAMILY FLEX SPACE

This amazing family space comes with custom-built cabinetry that harmoniously blends with the sleek quartz countertops and bright subway tiles that add a touch of timeless elegance, ensuring that this space will be in vogue for years to come. Additionally, the inclusion of a bar fridge and sink enhances the functionality of the space, making it perfect for quiet evenings enjoying your favorite family movie. This ideal space is tucked away and provides the perfect location for a kids play room where all the fun toys and messes they entail can be hidden away! Step outside to the rooftop patio and be captivated by the breathtaking valley views that surround you. This outdoor haven provides an idyllic setting for relaxation or entertaining guests against the backdrop of stunning landscapes.



PRIMARY SUITE OASIS

As you step through the door, prepare to be captivated by the expansive and luminous bedroom that immediately invites relaxation and tranquility. Large windows frame picturesque views of lush greenery, ensuring every morning begins with nature's own masterpiece. It's a perfect retreat for anyone looking to find peace in their private space.





Upon entering your Spa like ensuite, you're greeted by expansive ceramic tiles that grace every inch of the floor, reaching up to the ceiling in a seamless flow of elegance.



The indulgence continues with heated flooring throughout, ensuring your comfort no matter the season. This sanctuary is perfectly designed for relaxation and rejuvenation. His and her vanities are complemented by a makeup vanity, all adorned with stunning white quartz countertops featuring delicate gray marbling. At its center, a large soaker tub beckons under the soft glow of a designer chandelier, promising endless evenings of tranquility. The opulence doesn't end there—a massive walk-in steam shower awaits, equipped with a bench, shelf nooks for your essentials, and a rain showerhead for an unrivaled bathing experience.





"HIS" BESPOKE CLOSET

Imagine waking up every morning to the sight of lush greenery, visible from the unique feature of this house - a custom-designed “his” closet space. This isn't just any closet; it's a personal dressing sanctuary complete with rich cabinetry, a comfortable bench, and an abundance of hanging space to easily organize your attire in style.



"HER" BESPOKE CLOSET

Step into “her” closet to discover a world where every detail has been thoughtfully designed to create a sanctuary of luxury. You will undoubtedly fall in love with this bespoke closet that commands sweeping views of the tranquil valley below. Imagine starting your day surrounded by custom bright white cabinetry and stylish display shelving that not only organizes but celebrates your cherished possessions.



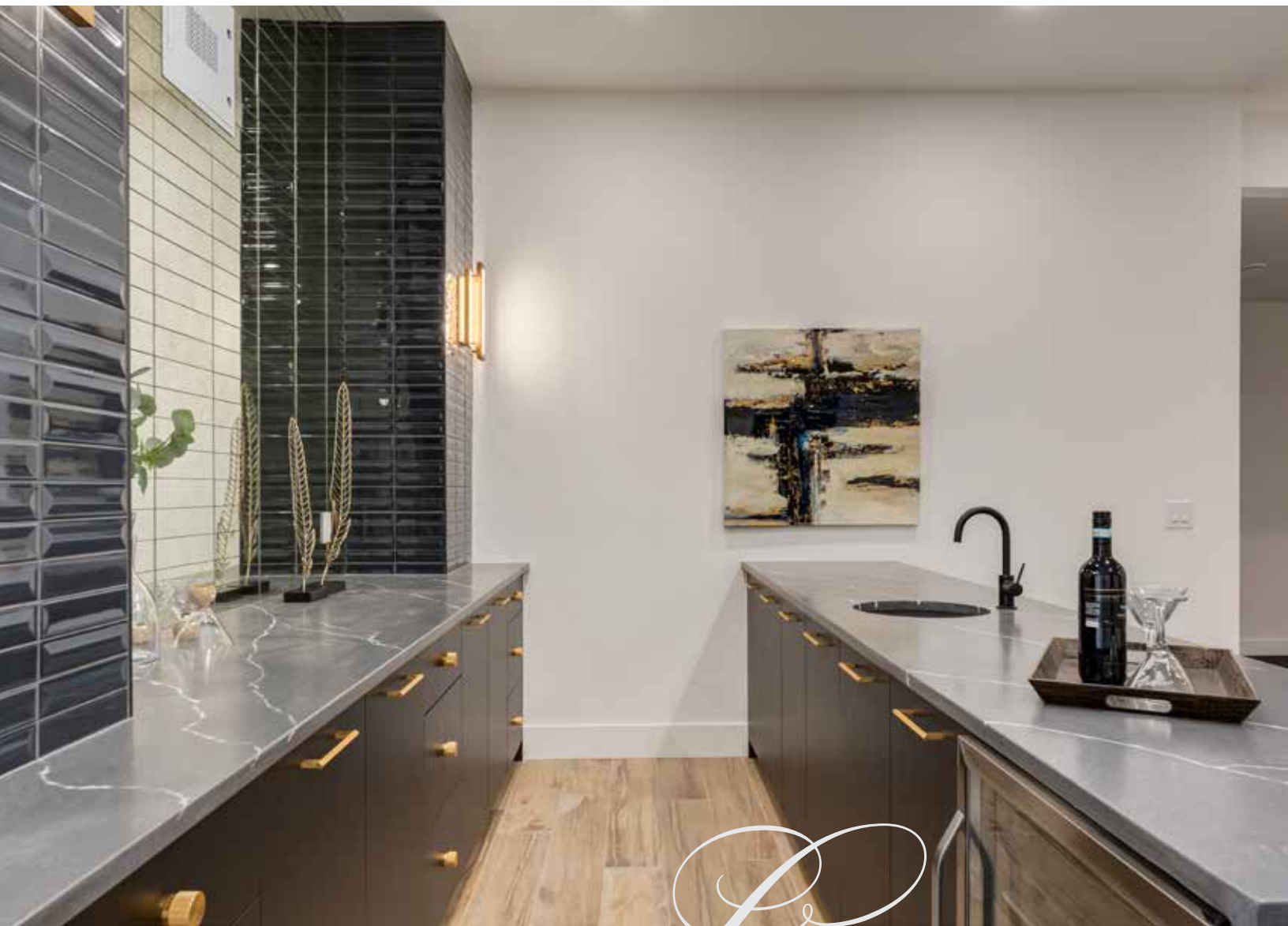
Built-in Lighting casts a soft glow on every surface, highlighting your favorite items with the elegance of a Chanel boutique.

The meticulously crafted glass jewelry drawers and dressing room island provide ample space for your precious jewelry and favorite perfumes, making getting ready for the day an event in itself.

CHILDREN'S BEDROOM QUARTERS

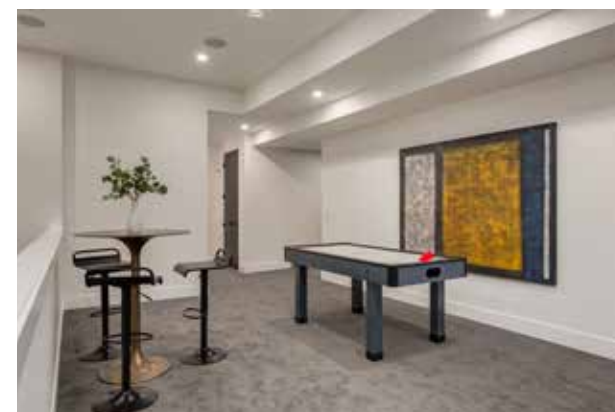
This level is complemented by two additional bedrooms that are nothing short of spectacular. Each room is equipped with custom walk-in closets, providing generous storage solutions for your kid's wardrobe and belongings. The shared Jack and Jill bathroom is a marvel of contemporary design and functionality. Adorned with trendy lighting fixtures that cast a warm glow over luxurious blue cabinetry, every detail has been thoughtfully considered. The spacious tiled glass shower and toilet is discreetly separated by a pocket door for added privacy and functionality for busy mornings.





LOWER-LEVEL ENTERTAINING HAVEN

Dust off your bartending skills at your very own wet bar, which serves as the perfect backdrop for entertaining guests. The bar showcases exquisite "wood-look" tile featuring in-floor heating, always ensuring your comfort. The glass tile backsplash complements stunning convex tile pillars, creating a stunning design esthetic when paired with the black cabinetry adorned with gold fixtures. The gray quartz counter, featuring a waterfall edge, pairs beautifully with the striking blue stone bar front. A serving sink and bar fridge enhance functionality, making hosting gatherings a breeze.





What sets this house apart is its ultimate games area – a dream come true for anyone who cherishes leisure and entertainment. Imagine having a dedicated space for your favorite games table, be it pool, foosball, or ping-pong. But why stop there? The lowered floor level is ingeniously crafted to accommodate your very own golf simulator, transforming the area into an immersive sports experience. Moreover, this versatile space doubles as a magnificent theatre area, where you can host movie nights that will be the envy of all your friends.



ADDITIONAL AUXILIARY SPACES

Step inside and discover a spacious home gym, meticulously outfitted with large mirrors and rubber flooring – an ideal retreat for wellness enthusiasts. Hidden within this fitness oasis is a discreet office space, offering the perfect blend of productivity and privacy.





*The main level hosts an office haven,
boasting breathtaking backyard
views. Custom-built desks and
floor-to-ceiling wood details create an
inspiring workspace.*



Functionality shines in the mudroom, featuring bench seating and locker storage alongside a subway-tiled dog wash station – a thoughtful addition for pet lovers. A conveniently stacked washer and dryer ensures the big messes don’t need to be carried throughout the home to your laundry room.

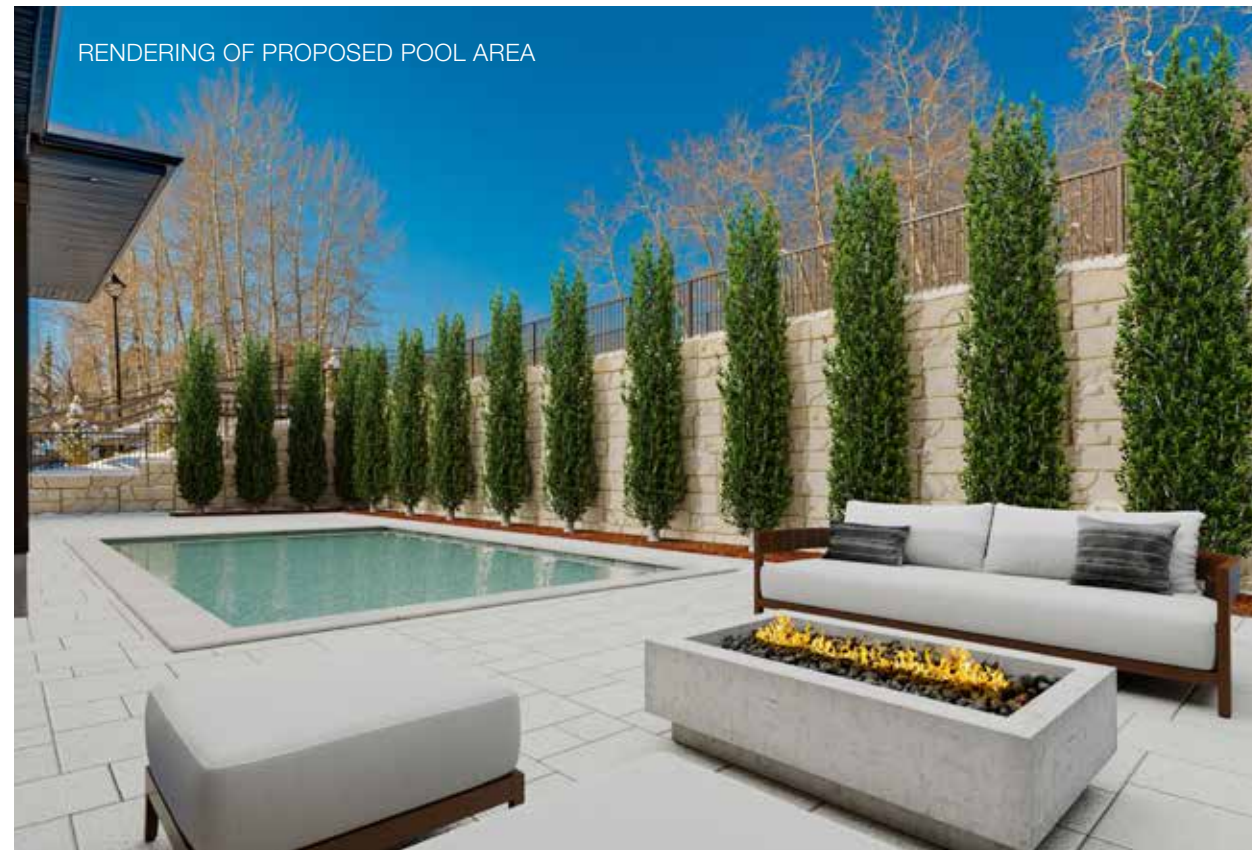


The upper-level laundry suite directly connects to the primary suite's walk-in closet. Complete with a built-in drying rack and sink, organization has never looked so elegant.





Enjoy a hot summer day on the expansive deck, enveloped by folding patio doors on two sides that tie together indoor and outdoor living. Equipped with integrated speakers and a rough-in for an overhead electric heater, this space promises the potential of year-round entertainment under the stars.



RENDERING OF PROPOSED POOL AREA

HIDDEN DETAILS...

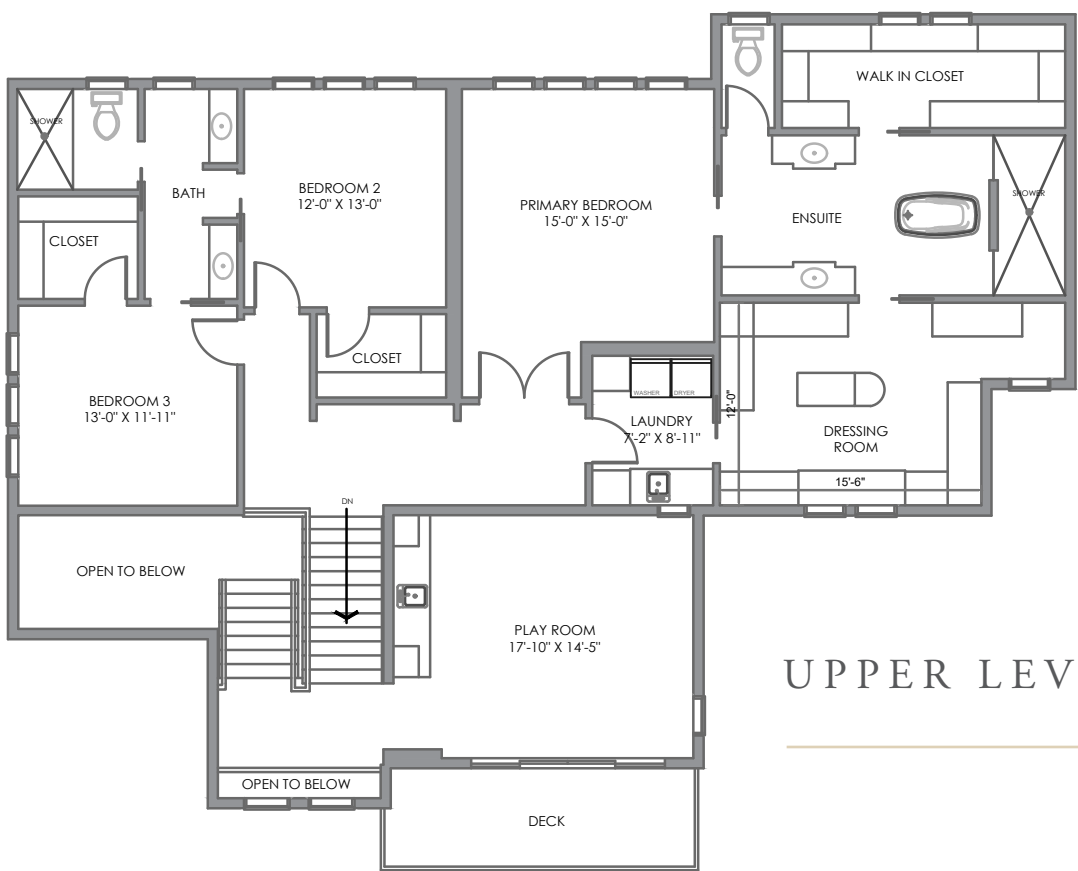
- Control4 Home Automation System
- Roughed in Gas heater in the garage
- Roughed in overhead heater on back deck
- Lower level yard is roughed in for a modular pool
- All windowsills are hardwired for remote control blinds
- Exterior security cameras
- All white access panels on walls provide hidden wall mount connections for TV's
- Trex Decking



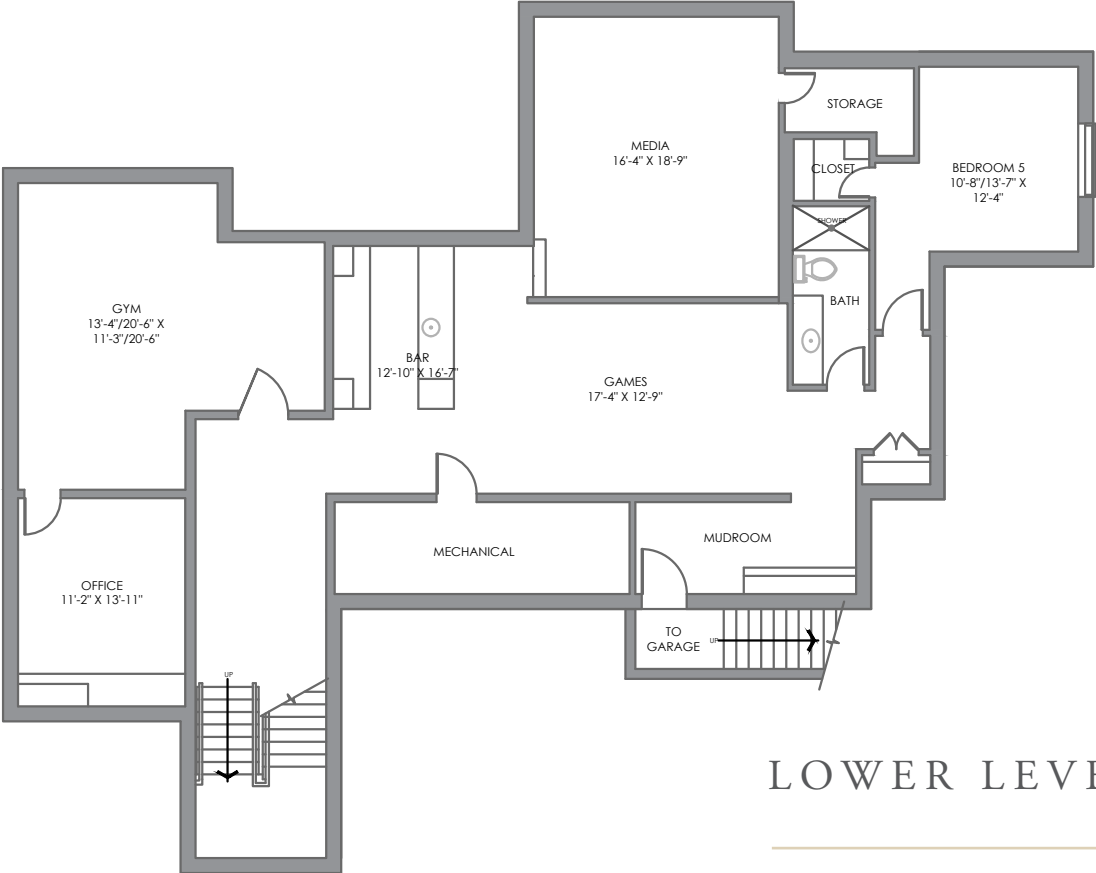


MAIN LEVEL

Main Floor Space:	2,519.36 square feet
Upper Floor Space:	2,125.74 square feet
Total Above Grade Floor Space:	4,645.1 square feet
Lower Floor Space:	2,169.55 square feet
Total Developed Floor Space:	6,814.65 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