

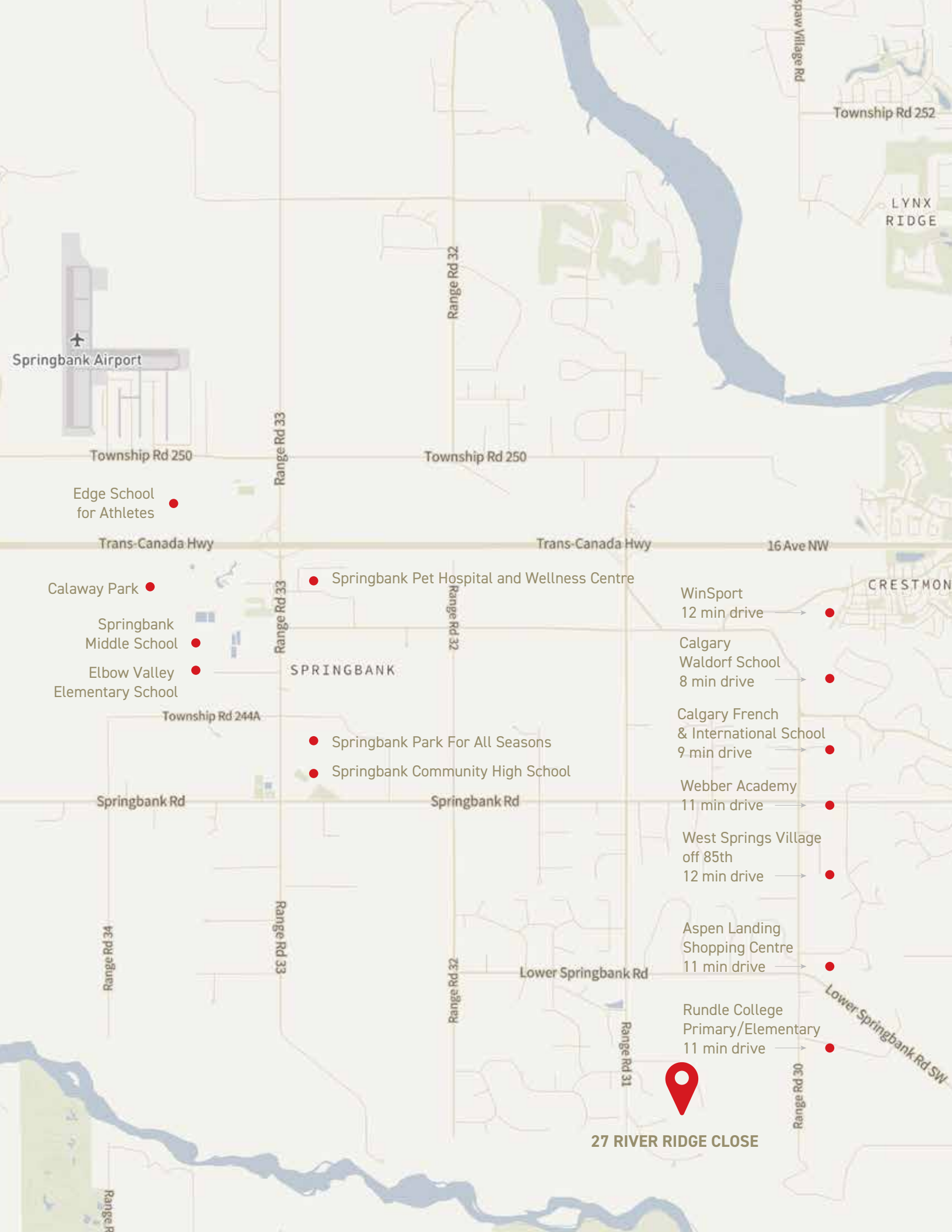
MODERN COUNTRY LIVING

in River Ridge



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

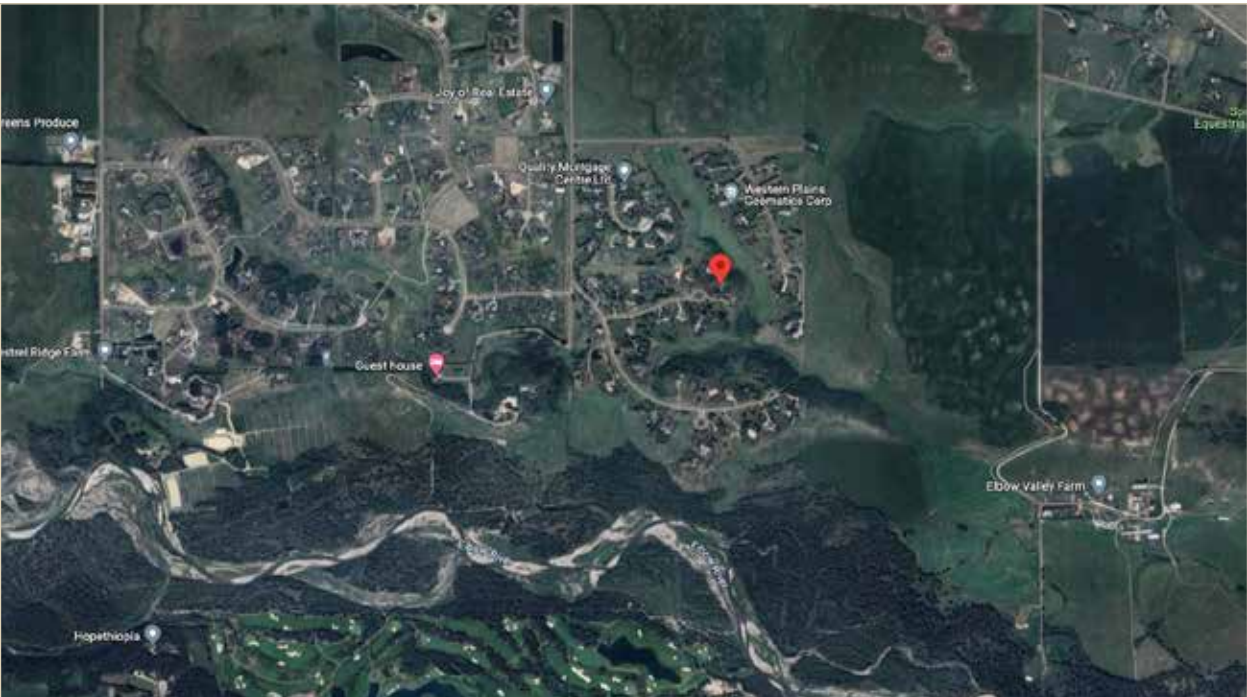
27 RIVER RIDGE CLOSE | CALGARY, ALBERTA, CANADA
RURAL ROCKY VIEW COUNTY – SOUTH SPRINGBANK



Proudly Presenting
27 RIVER RIDGE CLOSE



Community of River Ridge in Springbank



Main Floor Space:	3,507.08 square feet
Loft Floor Space:	439.03 square feet
Total Above Grade Floor Space:	3,946.11 square feet
Lower Floor Space:	2,269.17 square feet
Total Developed Floor Space:	6,215.28 square feet



COMMUNITY OF
RIVER RIDGE IN
SPRINGBANK

Welcome to 27 River Ridge Close. Situated on one of the most picturesque lots in all of Springbank at the end of a quiet cul-de-sac. Located on one of the oldest and most established streets boasting magnificent trees, incredible gardens and rolling ravines, your family will enjoy coming home to this incredible park-like setting.



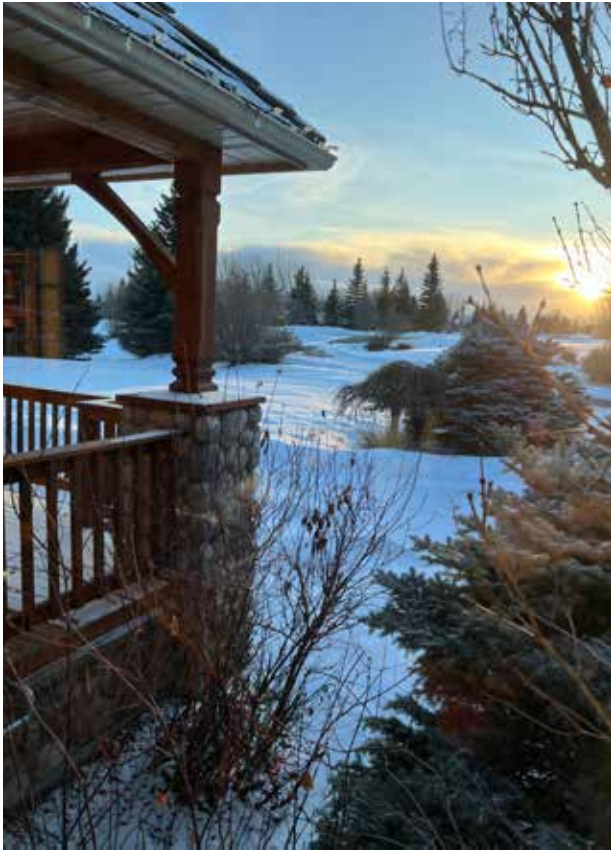


LOVELY STREET APPEAL

Two stone posts on either side of the long winding driveway welcome family and guests alike. The property has tremendous street appeal with dormer windows set into the roofline, rich wood garage doors, a cedar shake roof, a welcoming covered veranda with stone post detailing, timber accents framing the covered entrance, and perfectly manicured trees, gardens and shrubs. The front veranda is the perfect spot to watch the kids play street hockey, or to enjoy evening sunsets with the mountain view. The yard is incredible for children with a playset area, firepit area, expansive lawns and “evenings under the stars” in the hot-tub.











YOU HAVE ARRIVED

As you enter through the solid wood front door, you are immediately taken aback by vaulted ceilings clad in warm pine wood, hardwood floors, and large windows looking out onto the wooded East escarpment. To the left of the entry are French doors leading to a fabulous library with extensive bookshelves and a ladder leading to the upper level book niche.









COZY LIVING ROOM

The living room is warm and inviting with a central wood-burning stone fireplace, high vaulted ceilings and a patio door leading to the expansive deck area.









COUNTRY KITCHEN

The “modern country” kitchen features a center island, framed furniture-piece styled cabinetry, a white farmhouse sink, limestone flooring, iron light fixtures that match the country faucet set, a *Viking* gas range, a gorgeous copper hood-fan, luxury stainless steel appliances and a beautifully designed tile backsplash. The kitchen is open to the spacious breakfast nook that has another vaulted ceiling inset with pine wood, and a lovely window seat overlooking the backyard play area. The breakfast nook area is large enough to also be furnished as a second family room.











A Country Living Magazine
DINING SPACE, PERFECT FOR
TURKEY DINNER...





AUXILLARY SPACES

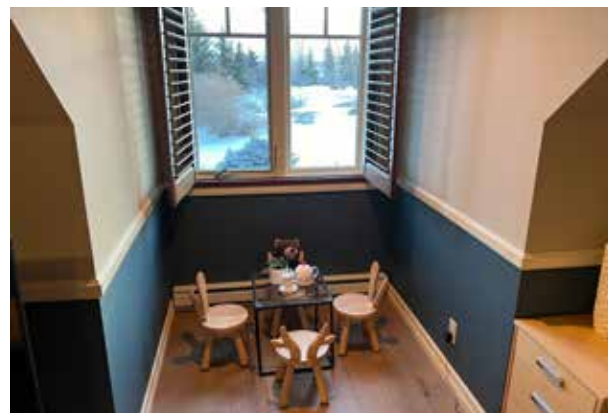
The flex room between the kitchen and the garage houses the hidden washer and dryer and has a multitude of uses. This area, complete with its own quaint fireplace, can be used for folding laundry, arts and crafts, homework, for laying out hockey equipment to dry, as a mud room, as a wine serving area, or as a catering kitchen if you are having a large party. There is also a built-in ironing board, a large two-piece bathroom, and a built-in bench area.





UPPER-LEVEL LOFT

Over the garage is a fantastic loft area that is currently being used as another family room. This is also a space that could be used as a kids playroom, teenagers gaming room, art studio, yoga studio or home office. This space is filled with character from the angled ceilings to the chair rail design to the dormer niches that are perfect for reading by the window or for younger children coloring on their miniature table sets.





PRIMARY SUITE

The primary suite is gigantic in size and features vaulted ceilings, its own sitting area, built-in bookshelves and a patio door leading to the sunny East deck area. Another room directly across from the primary suite is currently being used as an office, but could be the perfect spot for a nursery for children or grandchildren.





LUXURIOUS ENSUITE

The primary ensuite has a freestanding bathtub with a telephone handle set under a beautiful window overlooking the gorgeous backyard. Wainscoting detailing, built-in shelving, two separate vanities, and a dream closet finish off this space with grand style. Nothing was spared in the renovation of this spectacular space from the frameless glass shower to the marble countertops to the designer lighting and cabinet hardware.





PRINCESS BEDROOM

The second main floor suite is truly special. Set up for a very lucky child, this special space has its own sitting area/living room, built-in desk area with extensive shelving and drawers, raised bedroom area, walk-in closet, two window seats and its own four piece ensuite.





LOWER LEVEL ENTERTAINING

Descend to the lower level and be taken aback by the incredible size of this entertaining and family area. Not only is there a family room with a cozy brick fireplace, but there is an area for a pool table, a ping pong table, a serving area for buffets and party items, a dart board area, and another space for shuffleboard. Another door leads to an area that is currently being utilized as an exercise room. This area could also be set up as a nanny or mother-in-law quarters with its own bedroom, bathroom and partial kitchen. On the opposite side of the recreation room area is a playroom, two more bedrooms and a full bathroom.









RENOVATION TIMELINE

2001/2002

- Addition of the back laundry/mudroom/wine room with lower garage. The lower garage is perfect for lawn tractors, patio furniture, pots and such.

2011/2012

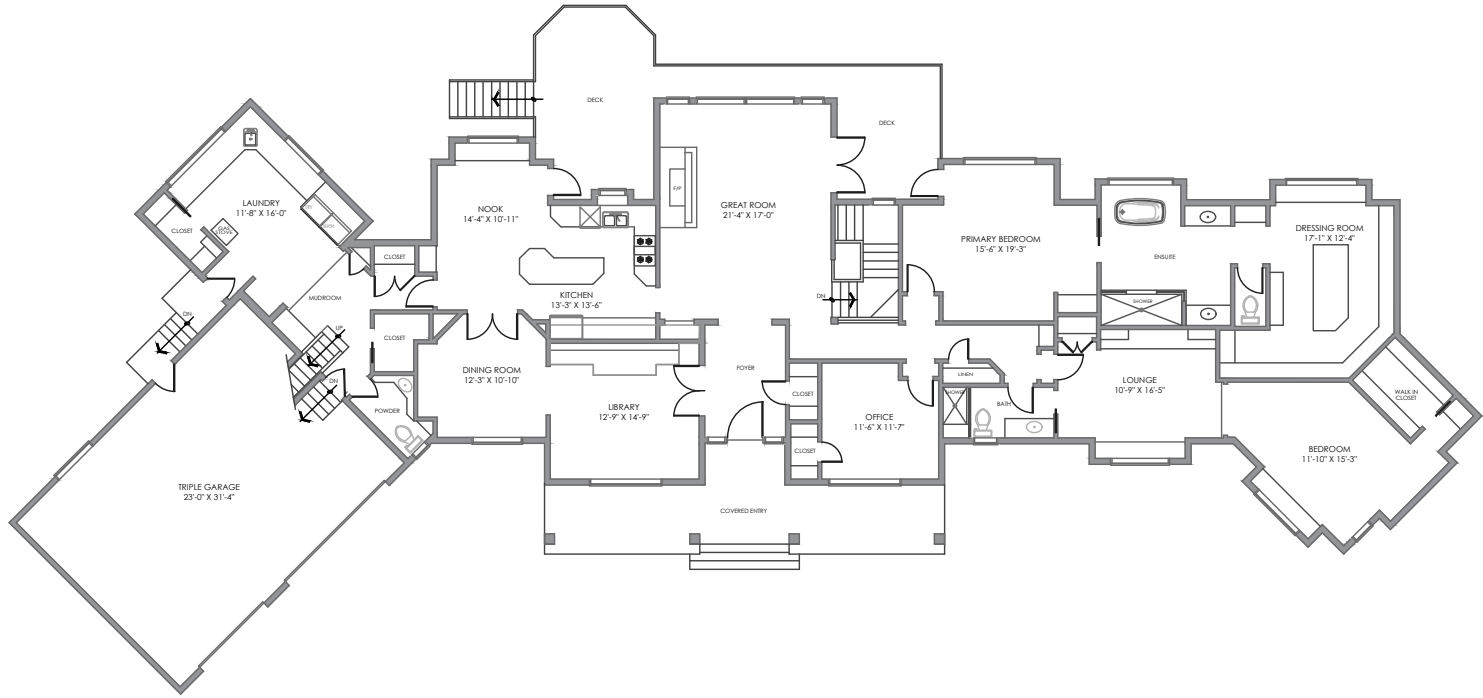
- Extension of the master bedroom and new ensuite/walk in closet with large island
- Extension of the purple/kids bedroom as a second primary bedroom with study, sitting area, new bathroom and closet
- All windows in the house were replaced with new exterior metal clad trim
- New cedar roof and asphalt driveway
- Sound system installed with Control 4
- Kitchen renovated with island, new counters, flooring, sinks, and appliances
- Two new furnaces
- New solid wood front door with matching side-lights
- Exterior and interior of house painted
- Back deck replaced with new glass railings
- New basement carpeting

2021 - Refinished kitchen cabinets

2022 - Front deck, front door, garage doors and back stairs/decking re-stained

2024 - Painted living room, halls and library

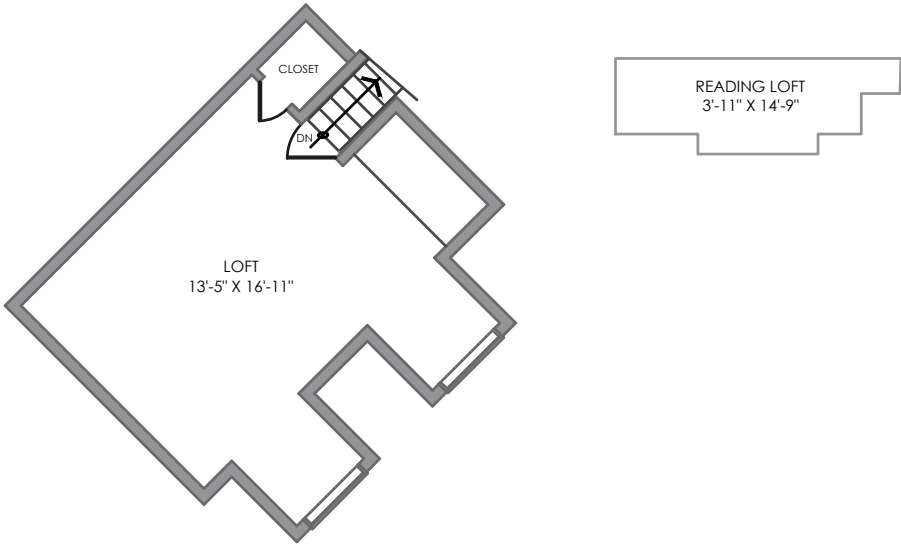
FLOOR PLANS



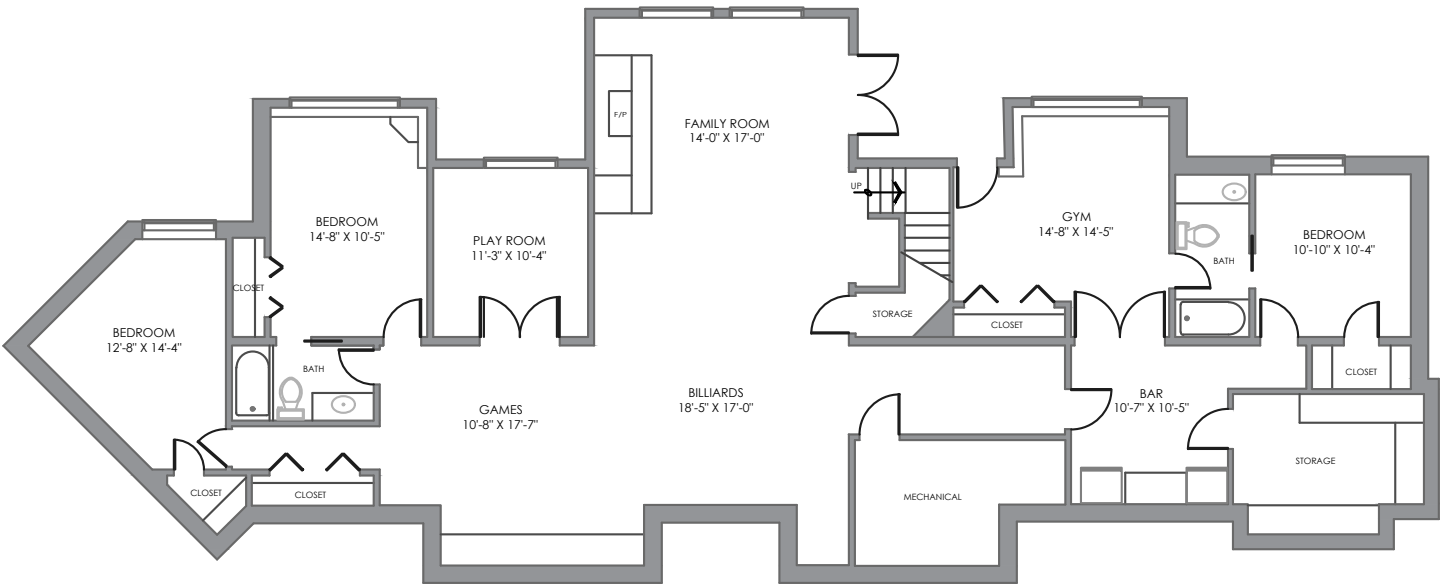
MAIN LEVEL

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LOFT 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



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.









COLDWELL BANKER
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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