



**COLDWELL BANKER**  
MOUNTAIN CENTRAL  

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**THE STARNES GROUP**

2858 77 STREET SW | CALGARY, ALBERTA, CANADA  
COMMUNITY OF SPRINGBANK HILL



## MODERN ARCHITECTURE

Experience a harmonious fusion of modern design and serene surroundings within this architectural gem. Contemporary lines intertwine seamlessly with the functionality of this net zero home perched atop the prestigious community of Springbank Hill. Gemstone lighting illuminates' sleek interiors and expansive windows welcome sunlight to dance in every corner. Elevating sustainability, the rubber roof boasts 11.85KW PV Solar Panels, ensuring both environmental consciousness and efficiency. Adorned with natural stone accents, the exterior exudes modern elegance. The meticulously landscaped grounds embrace the Zeroscape method, marrying beauty with water conservation. Indulge in breathtaking Rocky Mountain vistas from the expansive back deck, an idyllic sanctuary for repose. Nestled within a private enclave of three lots, this residence offers a rare balance of tranquility and community.









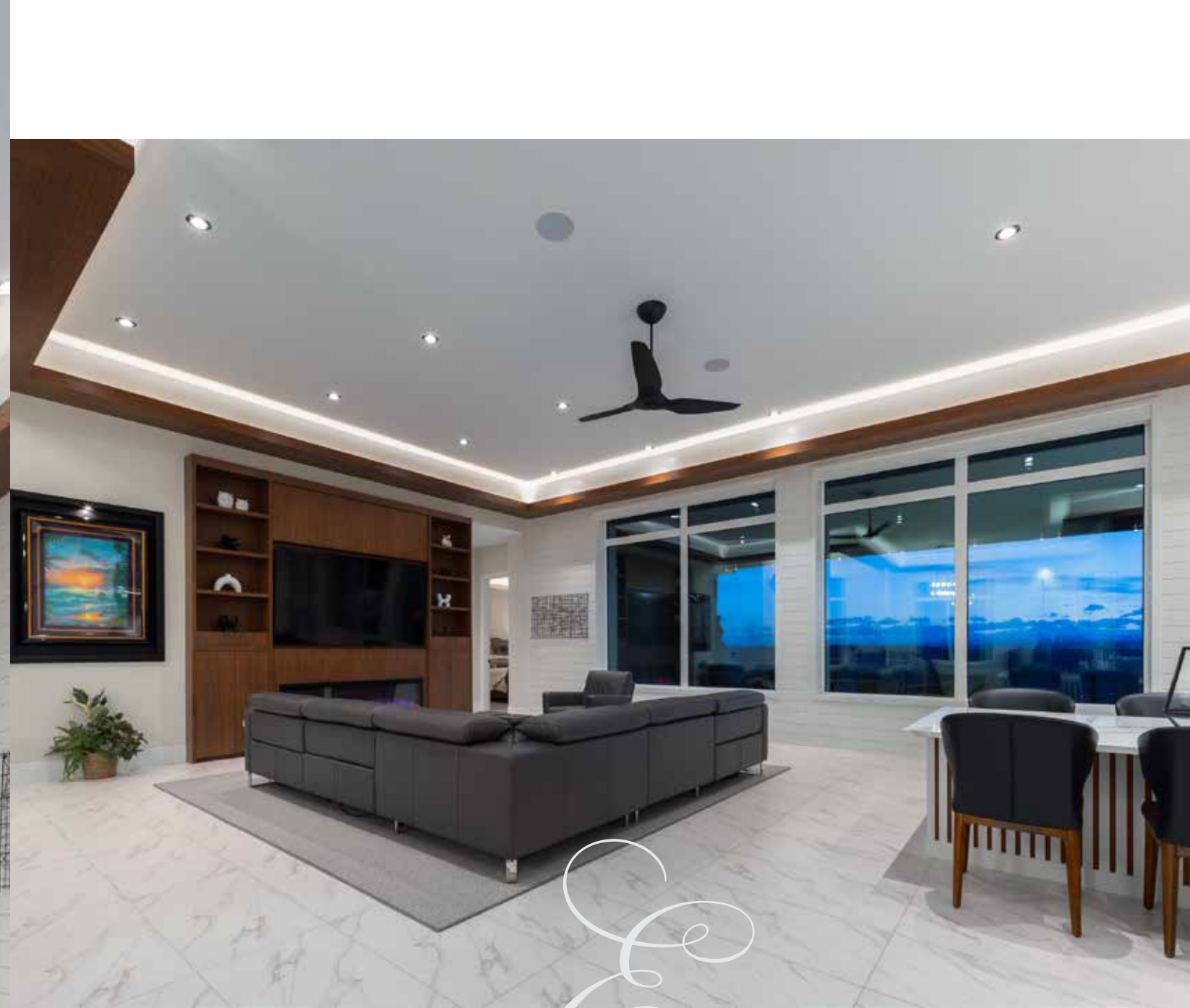


## YOU HAVE ARRIVED...

Step inside and immerse yourself in a bright and open floorplan, where every detail is designed for comfort and luxury. As you pass through the custom front door, you will feel the warmth beneath your feet, courtesy of the in-floor radiant heating system that ensures cozy living year-round. Admire the beauty of the large ceramic tile flooring, both stylish and practical, as you make your way through the home. Your eyes will be immediately drawn to the high ceilings adorned with custom walnut trim, featuring tray lighting that adds a touch of grandeur to the space. Look straight ahead and be captivated by immediate views of the Rocky Mountain Ranges, framed perfectly through large windows that bring the outside in. Welcome home to a space that exceeds expectations at every turn, where comfort meets luxury in perfect harmony.







## ELEGANT LIVING QUARTERS

Indulge in the epitome of luxury within the elegant living quarters of this home. A spacious, open layout welcomes you, adorned with a meticulously crafted custom-built entertainment wall. This stunning centerpiece features an electric fireplace, a designated TV niche for optimal viewing, and discreet hidden drawers, all framed by exquisite flat panel walnut cabinetry. Whether unwinding in the warm glow of the fireplace or hosting gatherings with loved ones, this space seamlessly combines functionality with unparalleled beauty, promising an unparalleled living experience.







## A CHEF'S DREAM KITCHEN

Step into culinary excellence in the heart of this home with a kitchen designed to inspire. The focal point of this space is the expansive quartz island, adorned with stunning marbling and water fall edges, providing ample room for meal preparation and casual dining. Attached to the island is a convenient breakfast bar, perfect for enjoying morning coffee or quick meals on-the-go. Custom floor-to-ceiling micro shaker cabinetry offers abundant storage while maintaining a sleek, modern aesthetic. High-end appliances include a *Sub-Zero* fridge and freezer, a *Miele* appliance package featuring an induction cooktop, espresso maker, dishwasher, built-in oven, and steam oven, ensuring every culinary need is met with precision and style. A *Silhouette* beverage fridge adds a touch more functionality, while the walnut slat panel hood vent brings in a contemporary design flair, completing this chef's dream kitchen.



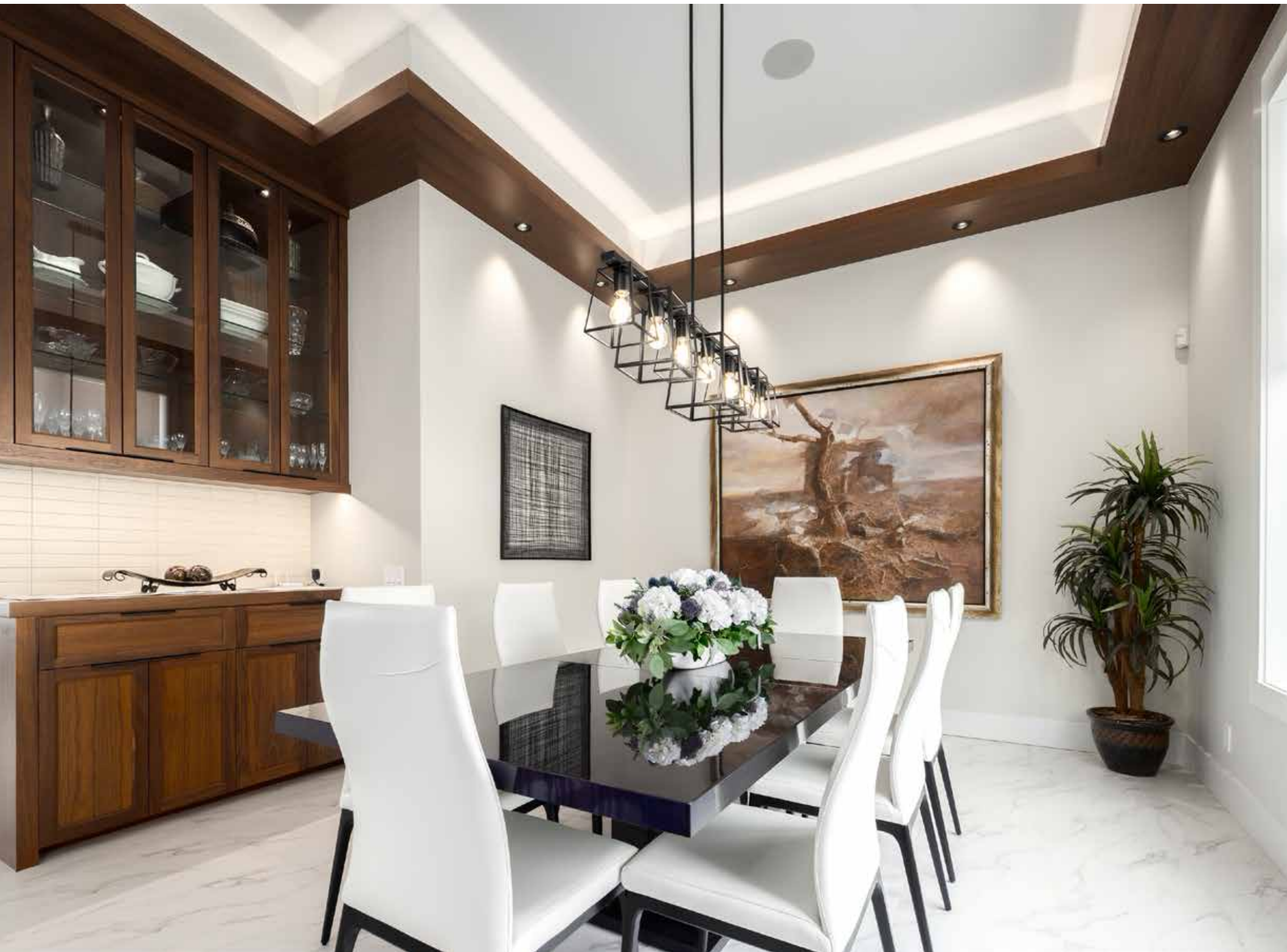






## FORMAL DINING

Experience laughter and good conversation in the formal dining area. This space is thoughtfully designed to impress, combining classic charm with modern convenience. Glass door upper cabinetry adds a touch of sophistication, showcasing your best china and glassware, while shaker cabinet lower cabinetry provides ample storage for dining essentials. This dedicated serviette station offers convenience during meals and entertaining. The layout allows for a large table, perfect for hosting memorable dinner parties with friends and family. A designer chandelier hangs above, casting a warm glow over the room and serving as a focal point for the space. Admire the serene view of greenery through the large window, inviting natural light to illuminate the room, creating a tranquil atmosphere for unforgettable dining experiences.





## PRIMARY SUITE

After a long day retreat to the comfort of your primary suite, conveniently located on the main level. Tray ceiling details, centered with a modern chandelier, add an elegant touch to the space. Large windows provide picturesque views of the majestic Rocky Mountain Ranges. This suite offers ample space for both relaxation and rejuvenation, with plush carpeting underfoot for added comfort.



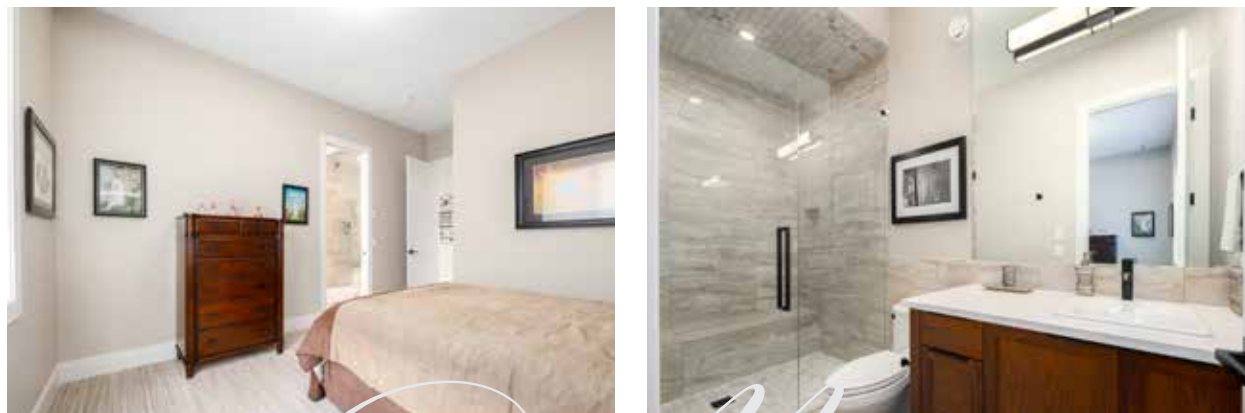


## SPA LIKE ENSUITE

Start every day of right with a few moments of private bliss in your spa-like ensuite. Smooth travertine tiles are complemented by custom his and her vanities for practicality and style. Counter-to-ceiling mirrors with designer sconce lighting add a touch of glamour. Relax in the large soaker tub or rejuvenate in the expansive glass door steam shower. A spacious walk-in closet provides practical storage and offers Rocky Mountain views of its own! Enjoy the comfort of heated floors, ensuring a cozy start to your day. This ensuite invites you to unwind and indulge in everyday luxury.







## MAIN FLOOR AUXILIARY SPACES

Convenience meets functionality in the main floor auxiliary spaces. A spacious guest bedroom awaits, complete with its own walk-in closet and ensuite bathroom, providing a superb space for visiting friends or family.



A half bath for guests adds convenience and the generously sized laundry room boasts quartz counters and additional storage space, making laundry chores a breeze.

An elevator offers effortless access to the lower level, ensuring accessibility for all.



The large mudroom features custom-built cabinetry to discreetly store jackets and shoes, keeping the space tidy and welcoming.



## LOWER-LEVEL ENTERTAINING

Elevate your entertainment experience in the lower level, designed to delight and impress. A wet bar awaits, complete with a beverage cooler and open cabinetry to showcase your favorite spirits, ensuring refreshments are always at hand for guests. Adjacent, a spacious games area beckons, perfect for housing a pool table or other favorite games, promising endless hours of fun and laughter. Four large windows offer sweeping views from the walkout, bathing the space in natural light and provide a stunning backdrop for gatherings. The custom-built media wall, boasting a theatre screen and built-in speakers, creates an immersive viewing experience for movie nights or game days. Glass door cabinetry simplifies media system control, while speaker zones throughout the ceiling ensure optimal sound quality throughout the space. The pièce de résistance, your very own professional-grade golf simulator, complete with games for all ages to enjoy. And when it's time to settle in for a movie, Somfi Electronic blinds close with a push of a button, ensuring an optimal viewing experience every time. Whether hosting lively gatherings or enjoying quiet evenings with loved ones, the lower level is designed to create lasting memories with those closest to you!







## ADDITIONAL LOWER-LEVEL SPACES

A spacious gym area awaits, fixed with wall-to-wall mirrors, ideal for fitness enthusiasts or easily convertible into an additional bedroom to suit your needs.



An office awaits with a ship lap feature wall, floating shelves, and floor-to-ceiling built-ins, offering a stylish and functional workspace for productivity and inspiration.





# NANNY SUITE

For added convenience, this level also has a nanny suite, equipped with a refrigerator, sink, ample storage, and plenty of counter space, offering a private retreat for live-in assistance or extended guests. The suite connects to a five-piece bathroom, ensuring comfort and privacy for all who stay.



Another guest bedroom beckons with, you guessed it, more breathtaking Rocky Mountain views! It also has its own ensuite bathroom, complete with custom enclosed wardrobes, providing a serene retreat for visitors.





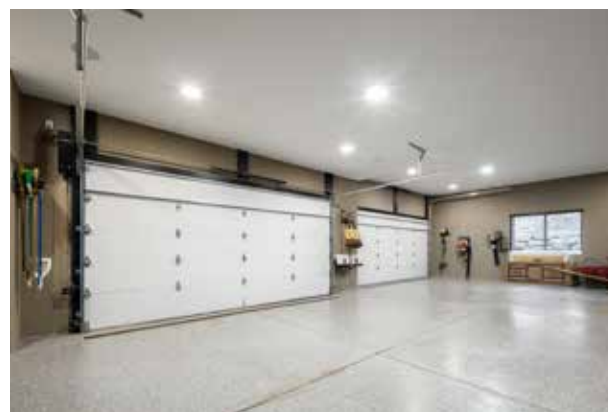
## A CAR-ENTHUSIAST'S GARAGE

Elevate your automotive passion with the ultimate car enthusiast's garage. This quad garage features two double car garage doors equipped with side mount openers, ensuring ample ceiling height for car lifts, allowing you to house and work on multiple vehicles with ease. Step onto the sleek heated epoxy flooring, providing durability and a polished aesthetic, while speaker zones throughout the space offer the perfect backdrop for your garage projects or gatherings. Whether you're tinkering with classic cars or maintaining your collection, this garage has you covered!



## OUTDOOR ENTERTAINMENT SPACES

The upper-level deck will quickly become one of your favorite home features and is an excellent entertainment venue with a stainless-steel outdoor kitchen and grill setup, perfect for culinary delights amidst the open air. Plenty of room for seating and dining areas ensures ample space for hosting. Stamped concrete flooring provides durability, while recessed lighting sets the scene for memorable evenings under the stars. Outdoor speakers create a harmonious ambiance, whether you're dining with friends or relaxing with a good book.







## LOWER LEVEL OUTDOOR AREA

The lower-level walkout patio awaits with a rough-in for a hot tub so you can enjoy a soak while you take in the Rocky ranges. Gather around the fire pit area to toast marshmallows and enjoy breathtaking sunsets with those closest to you!



## SPECIFICATIONS

### LOCATION

- Completed in 2022
- Located in Springbank Hill
- Private three lot subdivision
- Within three minutes to top private schools and an abundance of amenities
- Within a 15-20 minute drive to downtown Calgary

### HOUSE EXTERIOR

- 11.85KW PV Solar System on the roof
- Gemstone lighting on exterior
- Triple pane Argon, low E glass
- Fully landscaped utilizing Zeroscape method for minimal maintenance
- Built-in outdoor BBQ on back upper deck
- Roughed in electrical for hottub on lower walkout deck
- Rubber roof

### HOUSE STRUCTURE & SYSTEMS

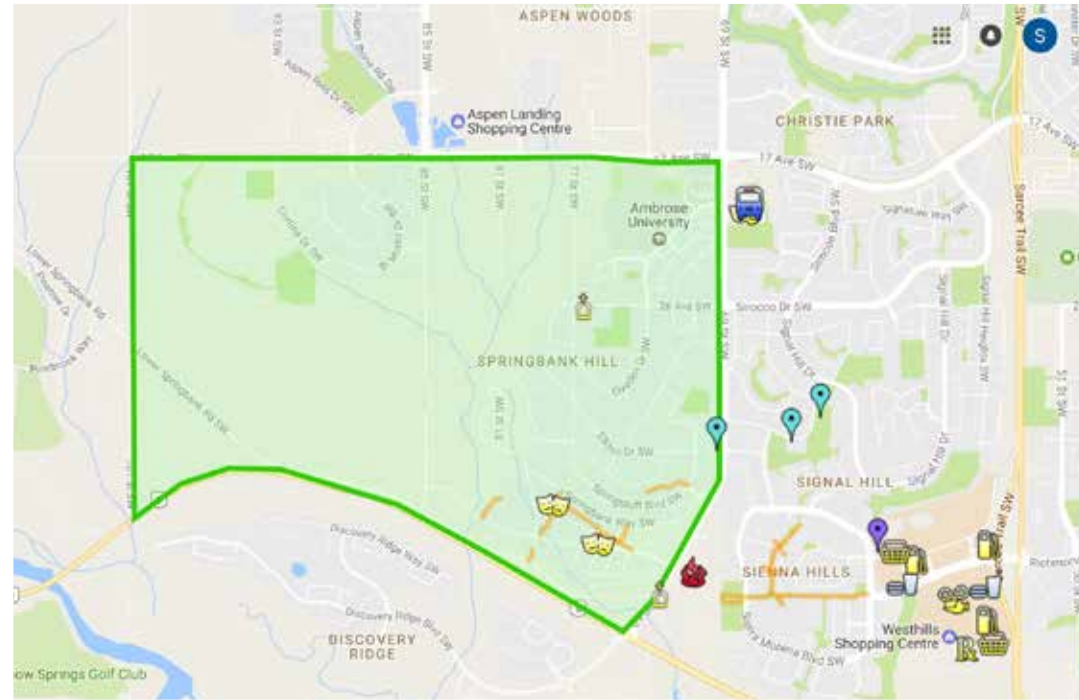
- Walkout Bungalow
- 2 Beds - Main Level
- 2 Beds - Lower Level
- 1 room that easily converts to a bedroom - Lower Level
- 2907 SqFt - Main Level
- 2550 SqFt - Lower Level
- 1203 SqFt Four car garage - Radiant in-floor heating, epoxy floor finish, ceiling heights to accommodate car lifts, roughed in electrical for car charger and lift

- Elevator
- ICF built home (not wood frame)
- Radiant in-floor heating throughout entire home, including garage
- Concrete floors
- Net-Zero home
- Boiler system with indirectly fired hot water tank, HRV, fan coil, AC unit
- *Elan* house automation system (video, audio, cameras, security systems, and blinds)
- Water softener and *Grohe* auto water shut off

### INTERIOR FEATURES

- Stunning Rocky Mountain Views
- Golf simulator
- Custom walnut cabinetry and woodwork throughout the house
- Somfi electric blinds
- *Miele* appliances - Double Ovens, Espresso Machine, Induction Cooktop, Dishwasher
- Trash compactor
- *Subzero* fridge and freezer equipped with water dispenser and ice maker
- Silhouette drink fridge - Upper and Lower Level
- *Miele* washer and dryer
- All wall mounted TV's included in the sale
- Steam shower in the primary bedroom
- Quartz Counters Throughout





## 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.







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