



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

69 CATTAIL RUN | RURAL ROCKY VIEW COUNTY, ALBERTA
COMMUNITY OF HARMONY



69 CATTAIL RUN

Springbank Airport

Edge School for Athletes

Calaway Park

Springbank Middle School

Elbow Valley Elementary School

Springbank Park For All Seasons

Springbank Community High School

SPRINGBANK

Springbank Pet Hospital and Wellness Centre

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

Lower Springbank Rd Aspen Landing Shopping Centre
11 min drive

Rundle College Primary/Elementary
11 min drive

Proudly Presenting
69 CATTAIL RUN



Community of Harmony in Springbank



<i>Main Floor Space:</i>	<i>1,378.21 square feet</i>
<i>Second Floor Space:</i>	<i>1,387.04 square feet</i>
<i>Third Floor Space:</i>	<i>699.75 square feet</i>
<i>Total Above Grade Floor Space:</i>	<i>3,465.00 square feet</i>
<i>Lower Floor Space:</i>	<i>1,230.62 square feet</i>
<i>Total Developed Floor Space:</i>	<i>4,695.62 square feet</i>



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*.

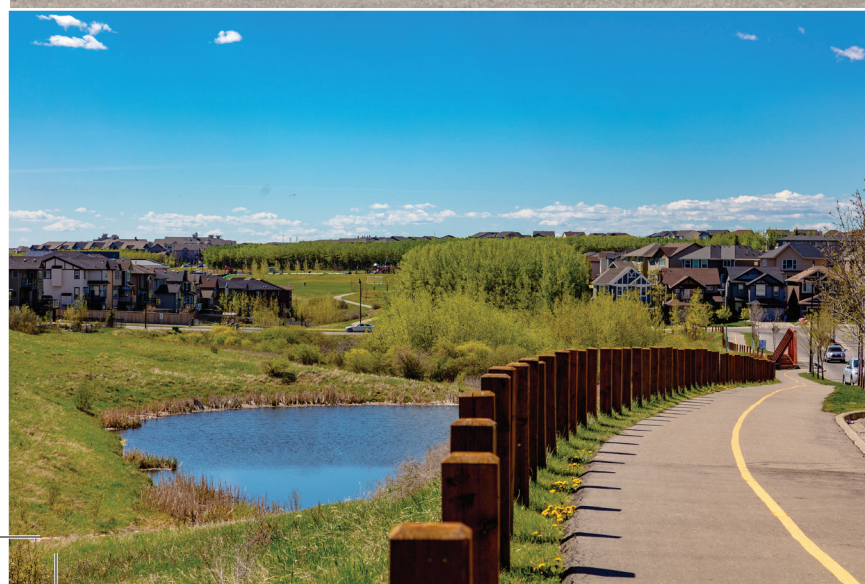
Schools located in Springbank, operated by Rocky View Schools, include:

- *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.













MODERN ARCHITECTURE

Welcome to your dream home situated in the heart of one of Calgary's most esteemed family neighborhoods, Harmony. This exquisite three-story residence located at 69 Cattail Run offers a blend of modern elegance and sophisticated living, designed for those who seek quality living without compromise. With its sleek modern exterior, accented by elegant brick and stylish exterior wood trim, this home sets a new standard for luxury living. One of the highlights of this home you will notice immediately as you pull up is the spacious third-level patio, providing a private oasis in the sky. It's the perfect spot for morning coffees, evening relaxation, or entertaining guests, all while enjoying the beautiful surroundings and the tranquil ambiance.

The Starnes Group | 69 Cattail Run Harmony















YOU HAVE ARRIVED

Upon entering this exquisite four-bedroom, four-bathroom house, you are greeted by the rich luxury vinyl plank flooring that seamlessly connects the expansive open floorplan. Every square inch of the 3,465 SqFt interior has been meticulously designed to enhance the living experience, promoting a sense of space, light, and functionality. The modern open floorplan is a testament to contemporary living, ensuring that whether you are entertaining guests or enjoying a quiet night in, you are doing so in the utmost style and comfort.









ELEGANT LIVING QUARTERS

At the center of this space, you'll find a fireplace with a striking floor-to-ceiling tile backdrop, creating an inviting atmosphere that melts away the stresses of the outside world. The living area gracefully transitions into the dining space, perfect for hosting dinner parties or enjoying everyday family meals. Adjacent to the living room is a well-sized office, enclosed by elegant French pocket doors. This thoughtfully placed workspace offers privacy and quiet, ideal for tackling day-to-day tasks or indulging in creative pursuits without stepping away from the comfort and convenience of home.













MODERN CHEF'S KITCHEN

At the heart of the home lies a kitchen that can only be described as a chef's dream. It is outfitted with stylish pendant lighting that gracefully hovers above a vast granite island, creating a focal point for family gatherings and culinary adventures. The built-in oven, paired with sleek stainless-steel appliances, elevates your cooking experience, while the soft-close drawers and cabinets add a touch of luxury and convenience. Rich cabinetry complements the aesthetics, enhancing the warm, welcoming ambiance of the space. The six-burner gas cooktop will inspire you to explore new culinary heights, and the massive walk-in pantry ensures that all your storage needs are elegantly met. Natural light pours in through six strategically placed windows, bathing the kitchen in the soft, southwestern glow and producing an uplifting atmosphere throughout the day.















AUXILIARY SPACES

Further enhancing this home's functionality is a large mudroom situated off the back door, thoughtfully designed with bench seating, hanging space, and overhead storage, ensuring a clutter-free and organized entryway. A large walk-in closet off the mud room adds to the functionality, providing extra storage space that is both convenient and accessible. Upstairs, the large laundry room stands out with an abundance of shelving, catering to all your storage needs and making laundry tasks more manageable. This thoughtful design choice underscores the home's emphasis on practical luxury.









PRIMARY SUITE RETREAT

After a long day, retire to your primary bedroom suite—a vast expanse of tranquility and luxury. This massive space, featuring its own in-suite living room nook, stands as a testament to the home’s design ethos of embracing spaciousness while providing intimate, personal corners. Imagine the possibility of transforming this nook into a colossal walk-in closet, a haven for fashion enthusiasts, or a tranquil area for your morning routines, setting a serene tone for the day ahead.









PRIMARY ENSUITE

Pour a glass of your favorite beverage and take some time to yourself in the spa-like primary ensuite. Highlights include a massive walk-in shower, a large built-in soaker tub perfect for unwinding after a long day, and a double vanity that sports sleek quartz countertops and adds to the luxurious feel of the space. The expansive walk-in closet, tucked behind a discreet pocket door, offers substantial space for wardrobe and storage, ensuring that your personal sanctuary remains organized and serene.







SECOND FLOOR

This level unveils a unique feature that sets this home apart—a built-in double desk area, ideal for homework, creative projects, or a home office setup. This dedicated space encourages productivity and inspires imagination, allowing residents to balance their professional and personal lives seamlessly. Adjacent to this area, discover two additional bedrooms, each offering a personal retreat. These rooms are connected by a super jack and jill bathroom, embodying practicality, and privacy. Each side features its own vanity and linen storage, while the central area houses a bathtub shower combo and a separate water closet—a design that will make getting ready before school a breeze.







THIRD FLOOR

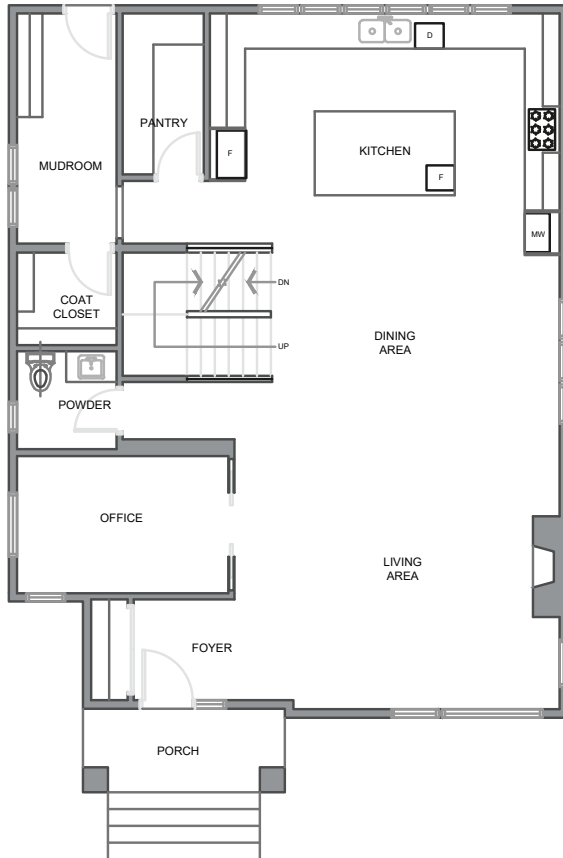
Elevate your lifestyle with the third-floor entertainment space, designed to be the epicenter of leisure and enjoyment. Here, a splendid family media space awaits, offering the perfect backdrop for movie nights or catching up on your favorite shows. Adjacent, discover a games area poised next to a rough-in for your personalized wet bar — envision hosting game nights, or simply enjoying a quiet evening in with a crafted cocktail in hand. Head out onto the large patio that promises endless possibilities for outdoor living. Equipped with a gas line for a heater, it sets the stage for year-round enjoyment against the backdrop of stunning views that typify Calgary's natural beauty. Whether it's hosting summer barbeques, basking in the tranquility of sunset vistas, or simply finding solace in a morning cup of coffee amidst the calm, this outdoor area caters to all. Tying this level together is the additional large bedroom and bathroom creating an inviting space for guests.



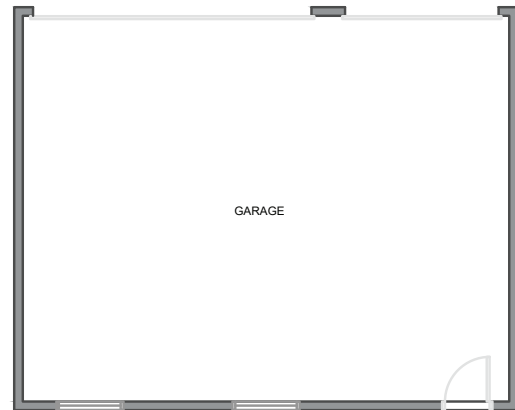




MAIN FLOOR



GARAGE

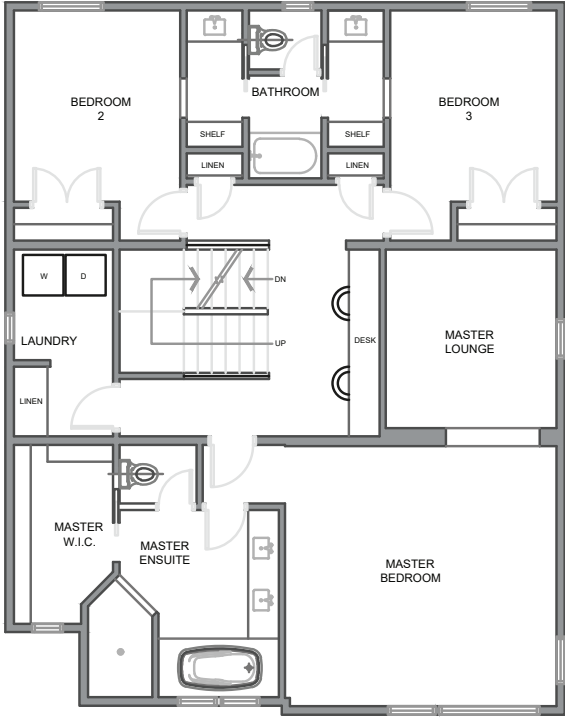


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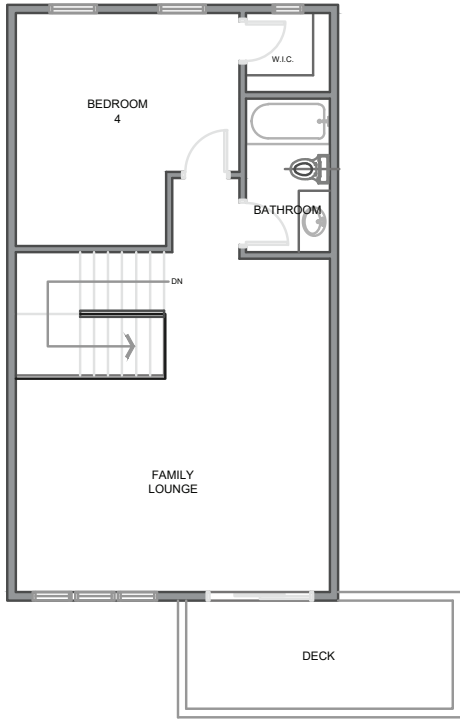
E&O INSURED

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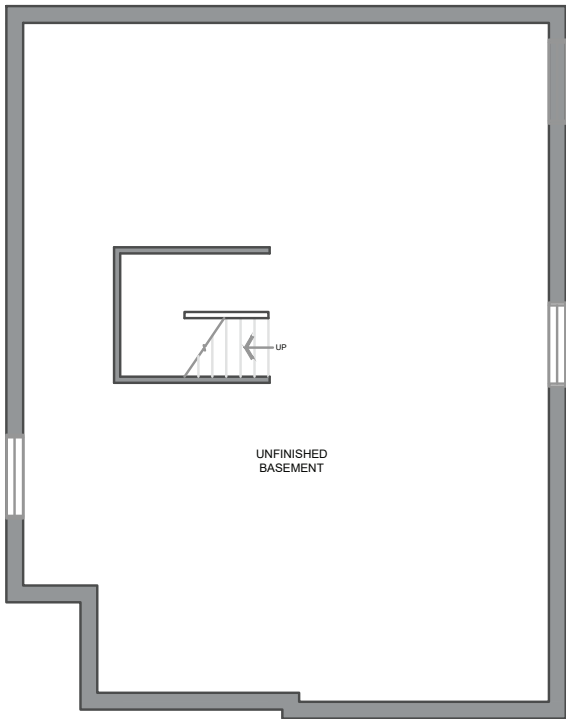
SECOND FLOOR



THIRD FLOOR



LOWER FLOOR





COLDWELL BANKER
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