

Exquisite
CAPE COD STYLED
Family Home



COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

9 TIMBERLINE WAY | CALGARY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK HILL



EXCEPTIONAL EXTERIOR ARCHITECTURE

This exquisite walk-out bungalow was meticulously designed by *McDowell and Associates*, built by *Duri Custom Homes* and features soaring peaks, cedar shakes, elegant natural 'Ocean Mist' Lodge stone details, and mullioned windows. A cozy front porch is covered by a barrel-vaulted portico that perfectly flows into the arched wood front door. The exterior lighting was expertly planned to enhance these special features at night. The 86-foot wide (frontage) lot allows for this sprawling home to integrate expansive windows across the back of the home and also include a beautiful yard.

Mature trees and shrub beds lead the way to the rear of this home, which is truly spectacular. The same soaring peaks are softened with arched windows and curved lines on the rear balcony and lower covered patio. The yard has been meticulously maintained by a professional gardener who specializes in natural methods, using things like nematodes to improve the health of the trees and grass. A full irrigation system is on timers and the current owners have maintained the trees in the environmental reserve with an arborist. In the spring, you can hear the streams running below from both the house and yard and there are walking paths in the ravine that run alongside the streams.







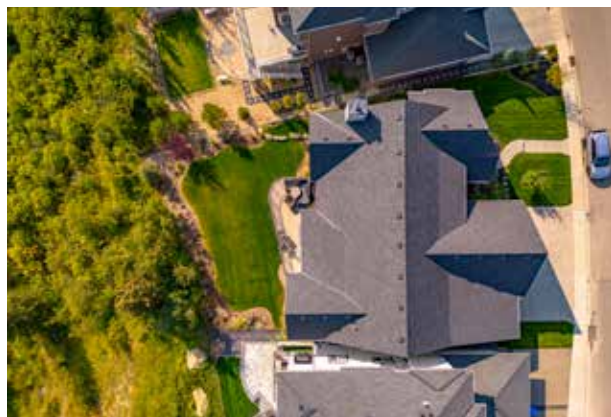
The Starnes Group | © Timberline Way

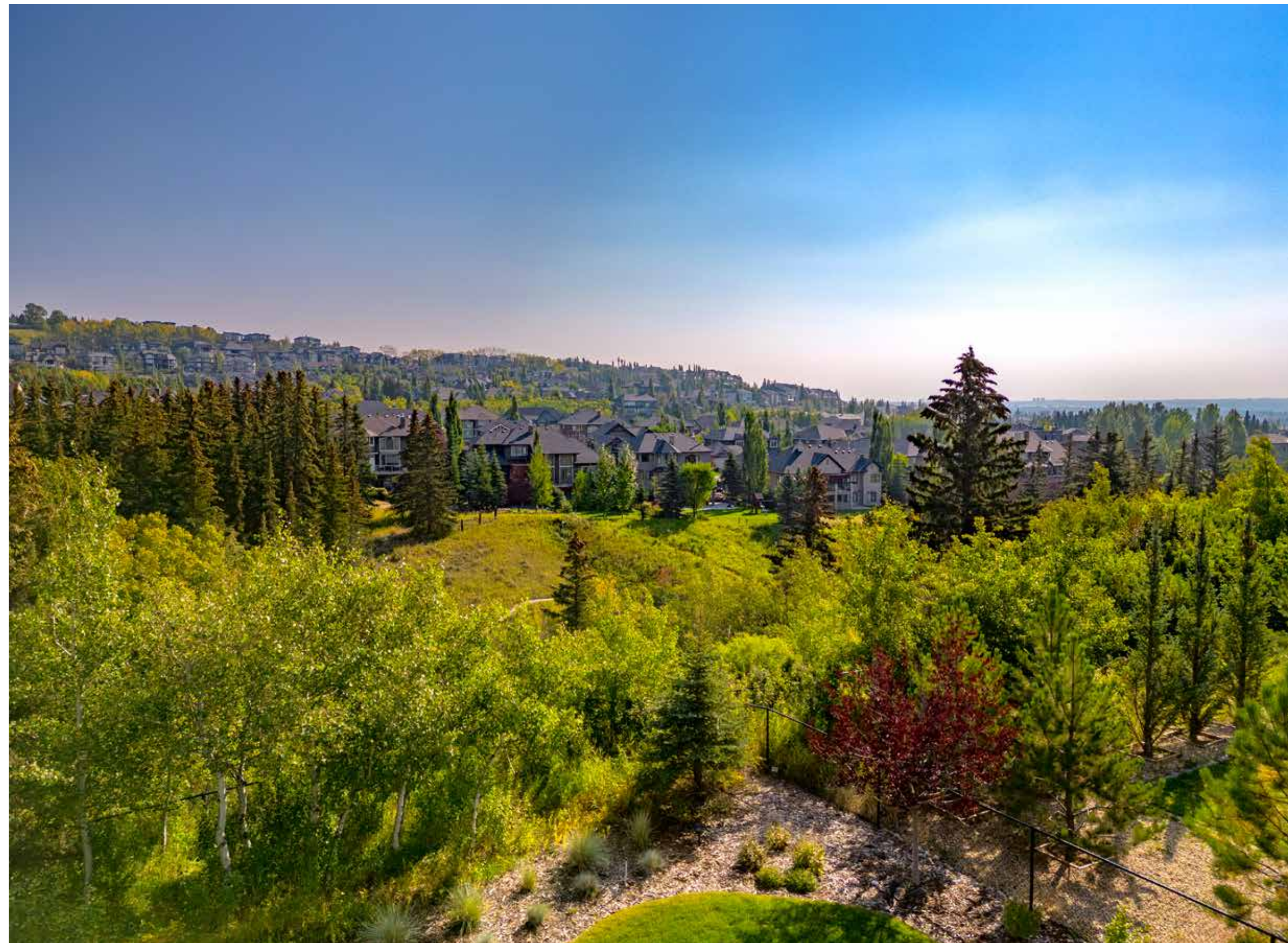








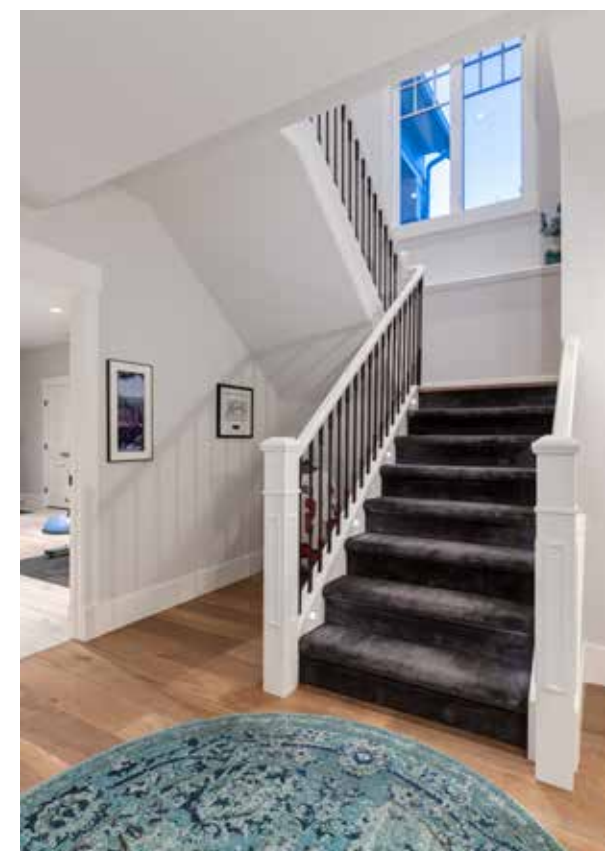






YOU HAVE ARRIVED...

Upon entering this elegant home through the custom arched wood front door, you are greeted by a formal foyer that looks through to the great room picture window and the stunning views of the rear yard and valley beyond. Expansive 7" white oak hardwood floors, ten-foot ceilings and exceptional millwork detail and cabinetry expertly crafted by Sliver Custom Design are everywhere you look in this exceptional home.





MAIN FLOOR GREAT ROOM

Set under a vaulted ceiling with reclaimed wood beams and a *Restoration Hardware* antique glass star chandelier, this room provides some of the best views in the home through the large picture windows that look out across the valley behind the home. A spectacular RMS *Rumford* wood burning fireplace is finished with natural stone and features a custom white mantle that flows seamlessly into the built-ins on either side. Believed to be the easiest fireplace in the world to light, this unit offers the crackle and smell that only a real fire can provide without the risk of too much smoke. Providing an abundance of space while remaining open to the rest of the home, this room is an ideal place for entertaining or for family gatherings.



This home has only been lived in for approximately 300 days and has been meticulously maintained making it look and feel brand new...







DECADENT 'MASTER CHEF'S' KITCHEN

This beautifully appointed kitchen is sure to impress even the most discerning home chef. Full height, classic white cabinets, numerous lower drawers, brass *Emtek* hardware and 3cm *Naica* quartzite countertops welcome you into this open plan space. The very large island provides seating for six and features grand curved corbels and three textured glass *Capital Lighting* pendants. An impressive, curved bell-shaped range hood sits atop a five burner *Thermador* induction cook top. The *Thermador* refrigerator has a cabinet front and a 'touch to open' brass handle. A wall oven and microwave and a cabinet-fronted dishwasher complete the high-end appliance package. A cast iron sink is situated under a wall of windows showcasing the impressive view of the valley behind the home. Two farm lights above the window, a mother of pearl back splash and garbage and recycling pullouts round out this beautiful space.

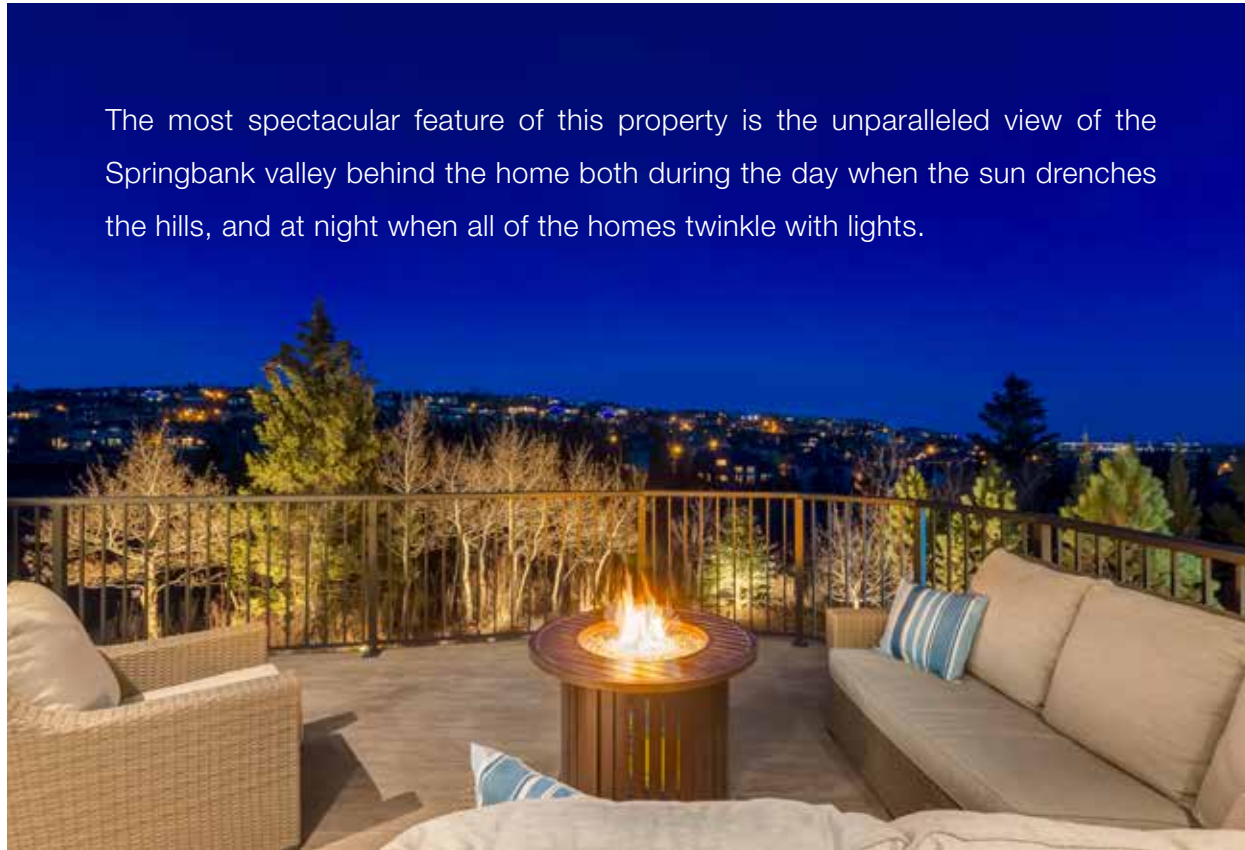








The most spectacular feature of this property is the unparalleled view of the Springbank valley behind the home both during the day when the sun drenches the hills, and at night when all of the homes twinkle with lights.





FORMAL DINING

Directly off the kitchen is the cozy yet elegant dining room. Defined by a round iron chandelier, this room provides space for small or large gatherings alike and boasts custom features such as a built-in China cabinet. Double sliding doors fully open to the rear balcony, instantly transforming this space into an indoor/outdoor area to enjoy during the warmer months.



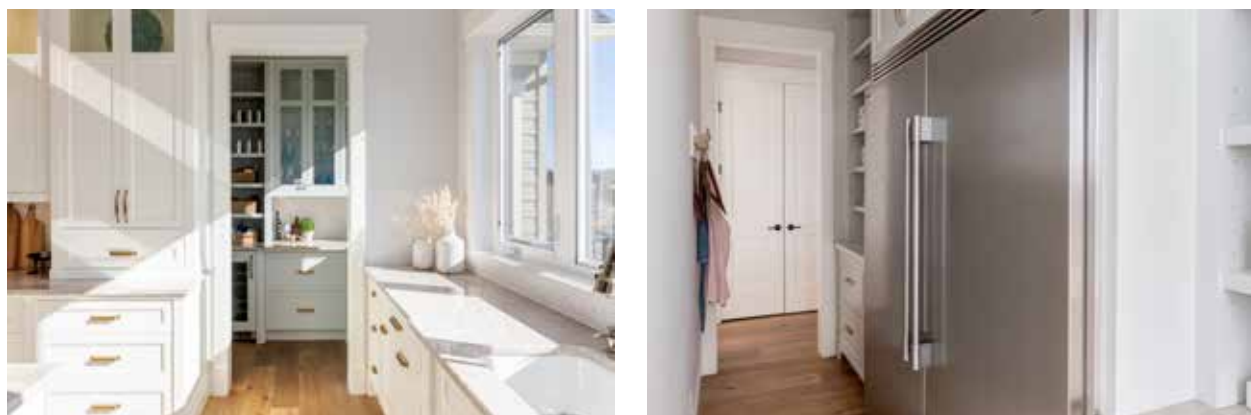






BUTLER'S PANTRY

Nestled behind the kitchen is a butler's pantry that is as elegant as it is convenient. The same style cabinets as the kitchen are finished in a soft blue and boast upper display doors with textured glass fronts and open shelving. A sink with a filtered and heated spigot and instant hot water, a Marvel wine cooler and a full-size refrigerator and freezer offer additional space for work and storage.





PRIMARY RETREAT

The spacious primary bedroom is situated perfectly to take in the picturesque view behind the home through a large arched window with upper mullions. The vaulted ceiling is adorned with reclaimed wood beams and a designer chandelier, and a patio door provides access to the rear balcony.



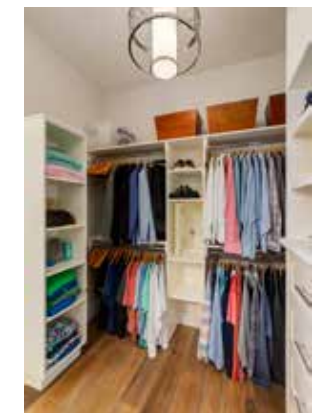


LUXURIOUS ENSUITE

The spa-like ensuite features, heated *Thasos*, *Carrara* and *Celeste* marble floors in an elegant, framed herringbone pattern. Dual vanities are set under full-height arched mirrors with hidden medicine cabinets on each side and boast 3cm *Cielo calcite* counter tops and custom under-lit milled kickplates with lots of drawers for storage. A glass cylinder chandelier hangs above a freestanding tub and a fully tiled glass shower includes a bench and dual shower heads.



Directly off the ensuite is the spacious walk-in closet which features hardwood floors, two polished nickel chandeliers, built-in shelves, drawers and hanging space and a convenient 'pass through' door to the laundry room.





MAIN FLOOR AUXILIARY SPACES

A bright and cheery home office is situated to the right of the front entrance and includes French doors with inlaid glass panels, a cozy window bench, a built-in desk and shelving, a French door closet and a designer 'bulb cluster' light.





LAUNDRY ROOM

A fantastic laundry room boasts heated “blue patterned” cement tile flooring, soft blue cabinets with polished nickel hardware that includes a broom closet and numerous drawers, an undermount utility sink, open shelving, 3cm Blizzard quartz countertops and a high efficiency washer and dryer with lower drawer pedestals.



The private powder room offers a full vanity with 3cm *California Blue* Marble counter tops, brass fixtures, exquisite "mother of pearl" butterfly cabinet knobs, a round brass mirror and two elegant pendant lights.





MUDROOM

The designer mudroom boasts heated floors with a geometric tile, custom lockers, a bench and a walk-in storage space with additional drawers, a countertop constructed of 3cm Naica quartzite, a full height chalkboard framed with reclaimed wood and a spacious French door closet.





LOWER LEVEL BEDROOM QUARTERS

Two bedrooms, one with a walk-in closet and the other with a French door closet finish off the bedroom wing of the lower level. These spaces include a full bathroom with a soft blue vanity and built-in storage, a mirror framed with elegant millwork, cement tile floors, 3cm *Lemurian* blue granite and a dual head steam shower.

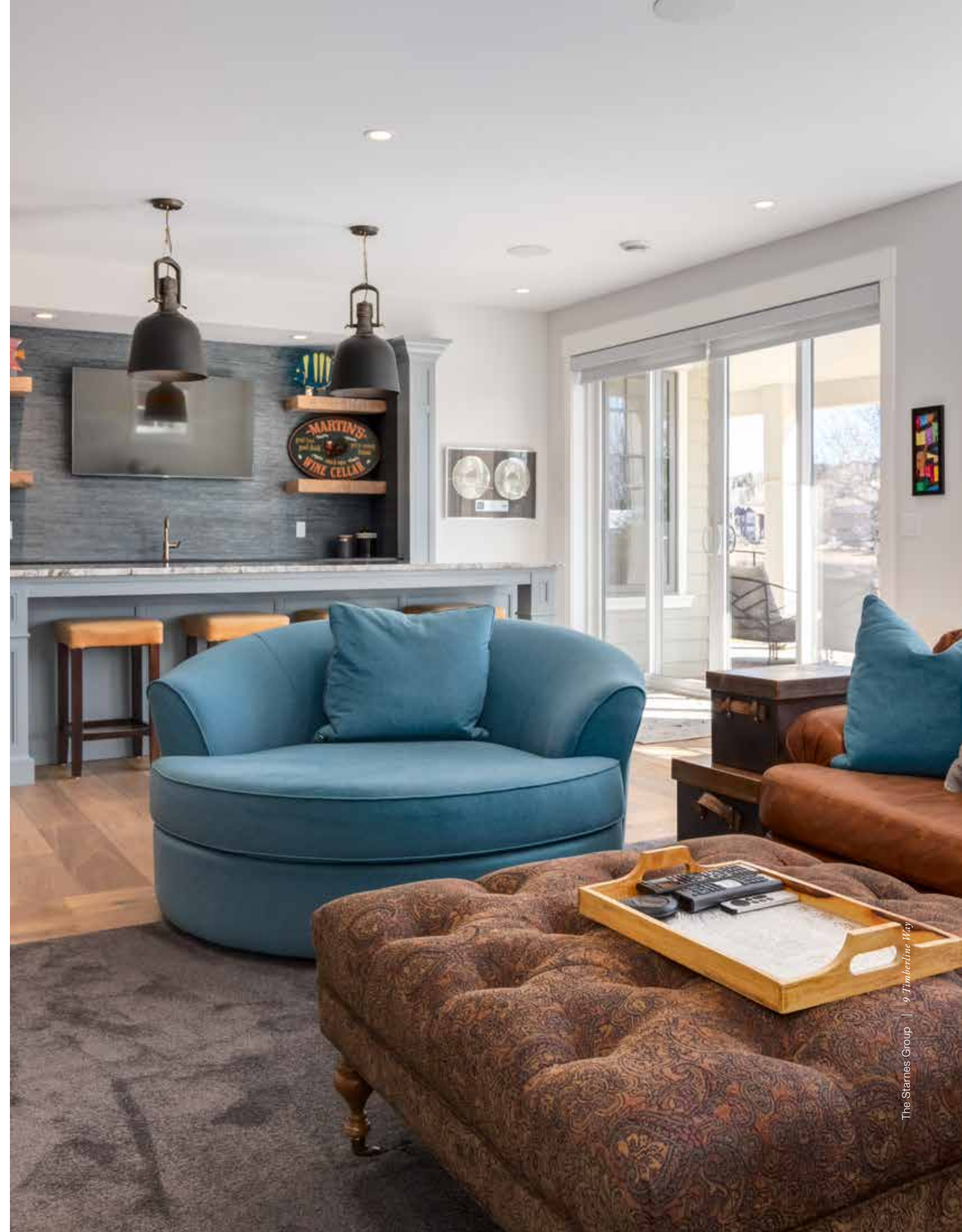






FAMILY ROOM

A spacious family room features a built-in entertainment unit finished in a soft blue with a *Phillip Jeffries* grass cloth wallpaper backing that is trimmed and backlit. The plush carpet is inset in a hardwood border and an additional seating area behind is the perfect place to look over the lush backyard.







LOWER LEVEL ENTERTAINING

The entertaining styled bar area includes an island with seating for four, lots of storage space, 3cm *New Azul Aran* granite countertops and rustic black pendant lights. The rear counter has a round prep sink in the 3cm *Cambrian* black leather granite, a dishwasher, a bar fridge, reclaimed wood shelving and a *Phillip Jeffries* grass cloth wallpaper. Double sliding doors lead out to the covered rear patio.







PRIVATE GYM

A private gym with a French door storage closet is the perfect place to stay in shape without having to leave your home.



A CAR-ENTHUSIAST'S GARAGE

The attached, oversized triple attached garage cannot be overlooked. It was constructed so as to be consistent with the inside of the home and features a dog wash with hot and cold water, in-floor radiant heat, and a vaulted double bay that could easily accommodate two car lifts. Upper windows allow for streams of natural light into this space.

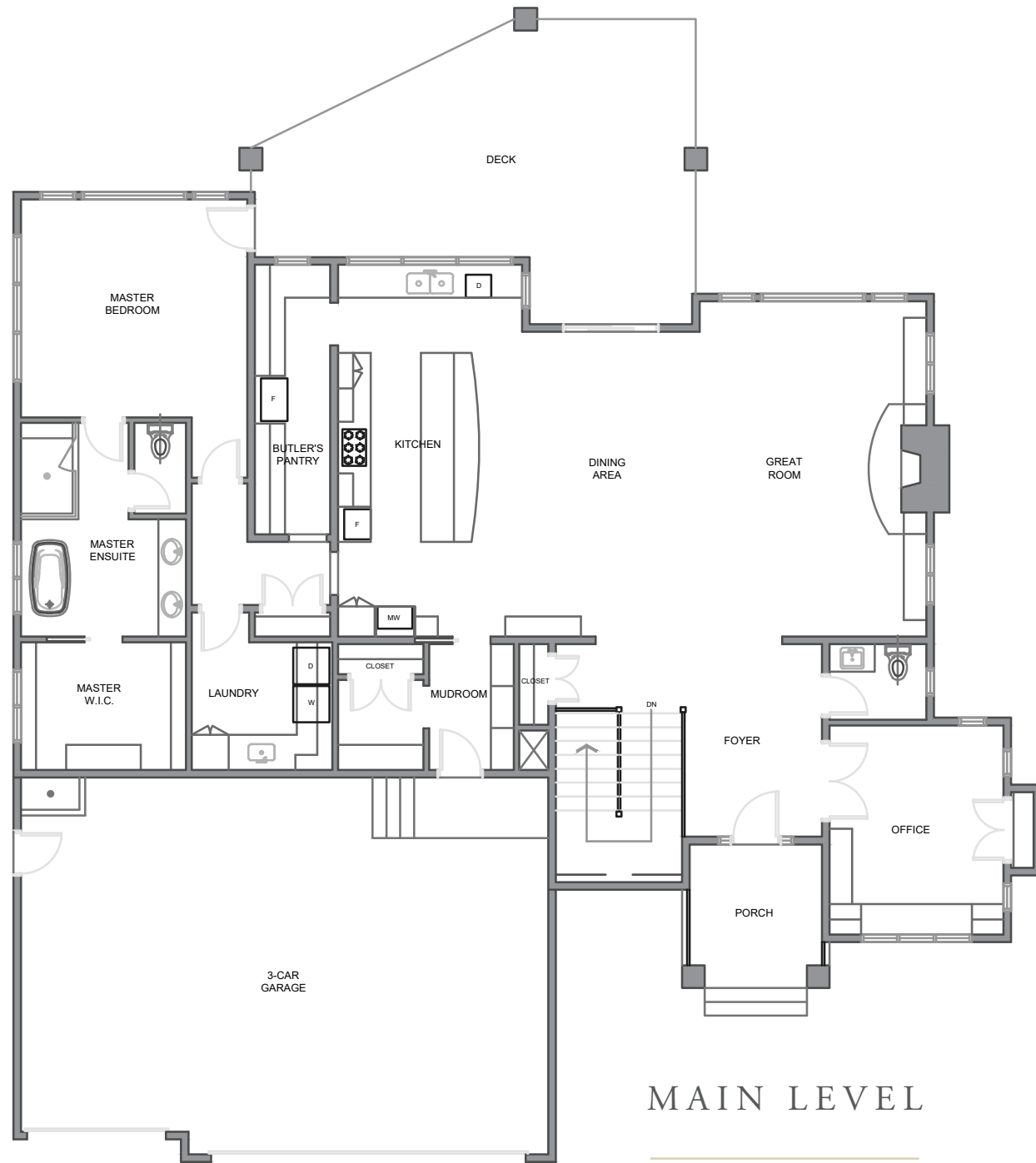




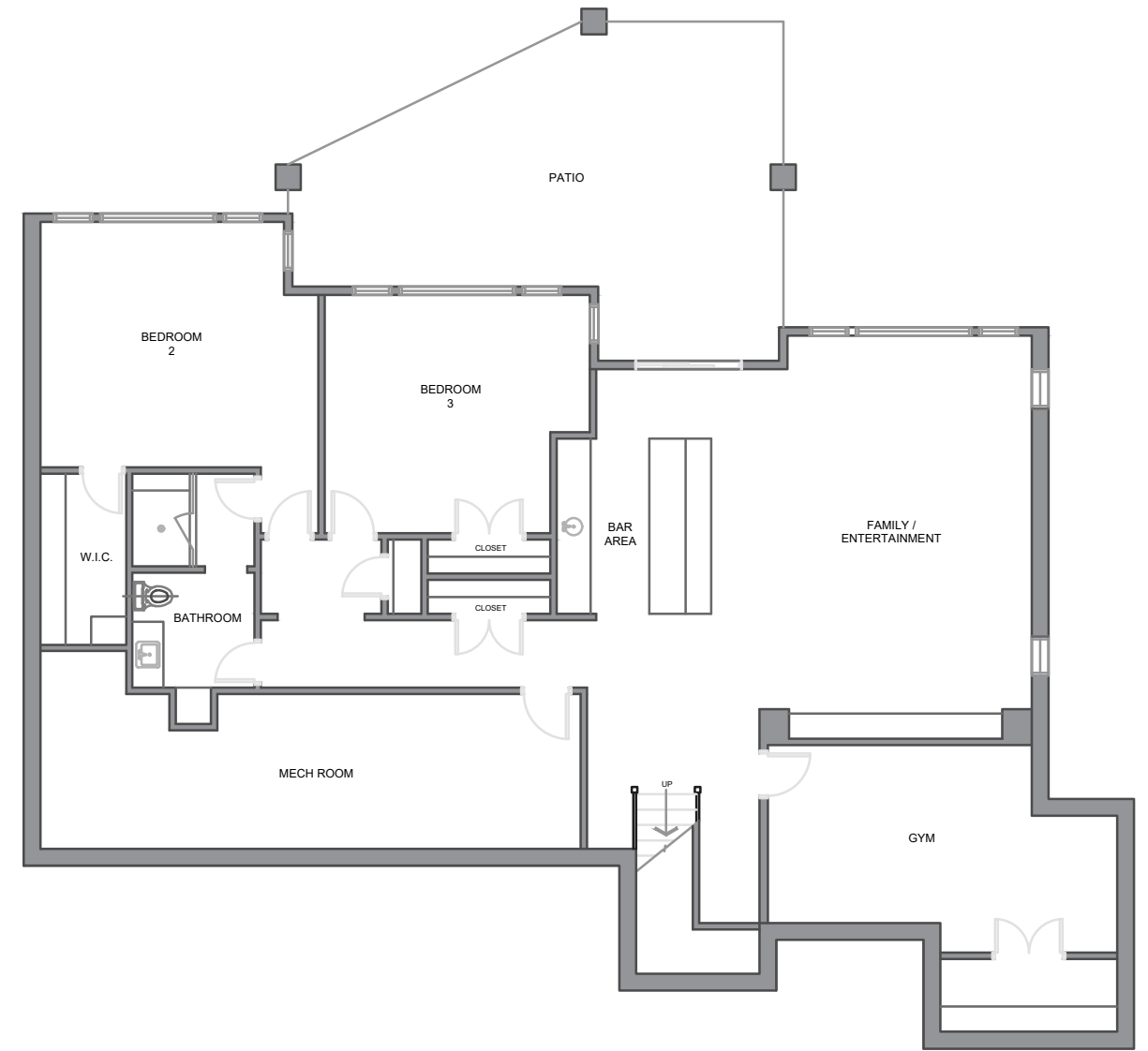
ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Custom designed by *McDowell and Associates*
- Exquisite custom millwork throughout
- All cabinetry and millwork built by *Silver Custom Design*
- Solid-core doors throughout
- Eight-foot doors
- 10-foot ceilings
- *Farmer's Tan 7"* white oak hardwood flooring
- Natural 'Ocean Mist' Lodge stone on the fireplace and the exterior of the home
- Designer lighting throughout including fixtures from *Restoration Hardware, Capital Lighting, Hangout Lighting, Hinkley, Arteriors, Visual Comfort, Matteo, Kichler* and *Huberton Forge*
- 3cm countertops of varying materials throughout
- Reclaimed wood ceiling beams
- RMS *Rumford* wood burning fireplace with natural stone
- Reverse osmosis and instant hot water in the butler's pantry
- *Thermador* and *Marvel* appliances
- 'Touch to open' feature on refrigerator handle
- *Emtek* cabinet hardware
- *Top Knobs* plumbing fixtures in the kitchen, mudroom and lower level bar
- *Toto, Kohler, Hansgrohe* and *Delta* plumbing fixtures
- *Hunter Douglas* powered window coverings
- *Phillip Jeffries* grass cloth wallpaper on the lower level
- Radiant in-floor heat in the garage and the lower level
- Electric in-floor heat in all bathrooms, the laundry room and the mudroom
- Dog wash with hot and cold water in the garage
- Real windows in the upper peak of the garage
- Steam generated humidifier on the furnace
- Control 4 Home Automation system connects to the lights, sound, TV and security
- Steam shower on lower level
- Central air conditioning
- Central vacuum system





MAIN LEVEL



LOWER LEVEL

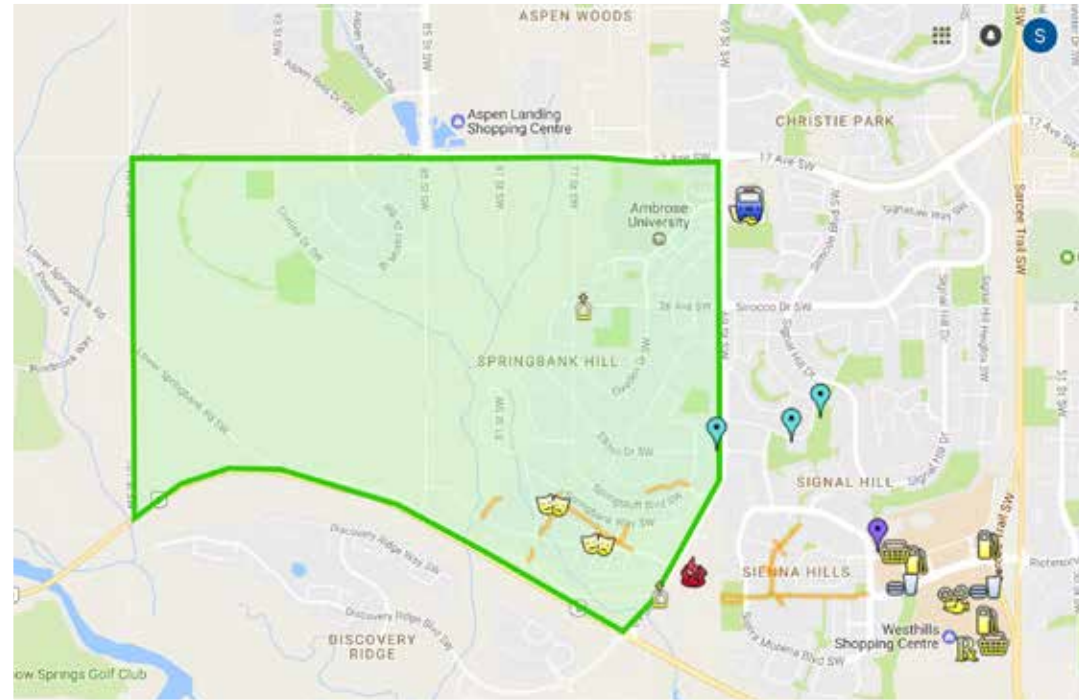
Main Floor Space: 2,360 square feet

Lower Floor Space: 2,139 square feet

Total Developed Floor Space: 4,499 square feet

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



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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