

EXCEPTIONAL FAMILY RESIDENCE

in Springbank Hill



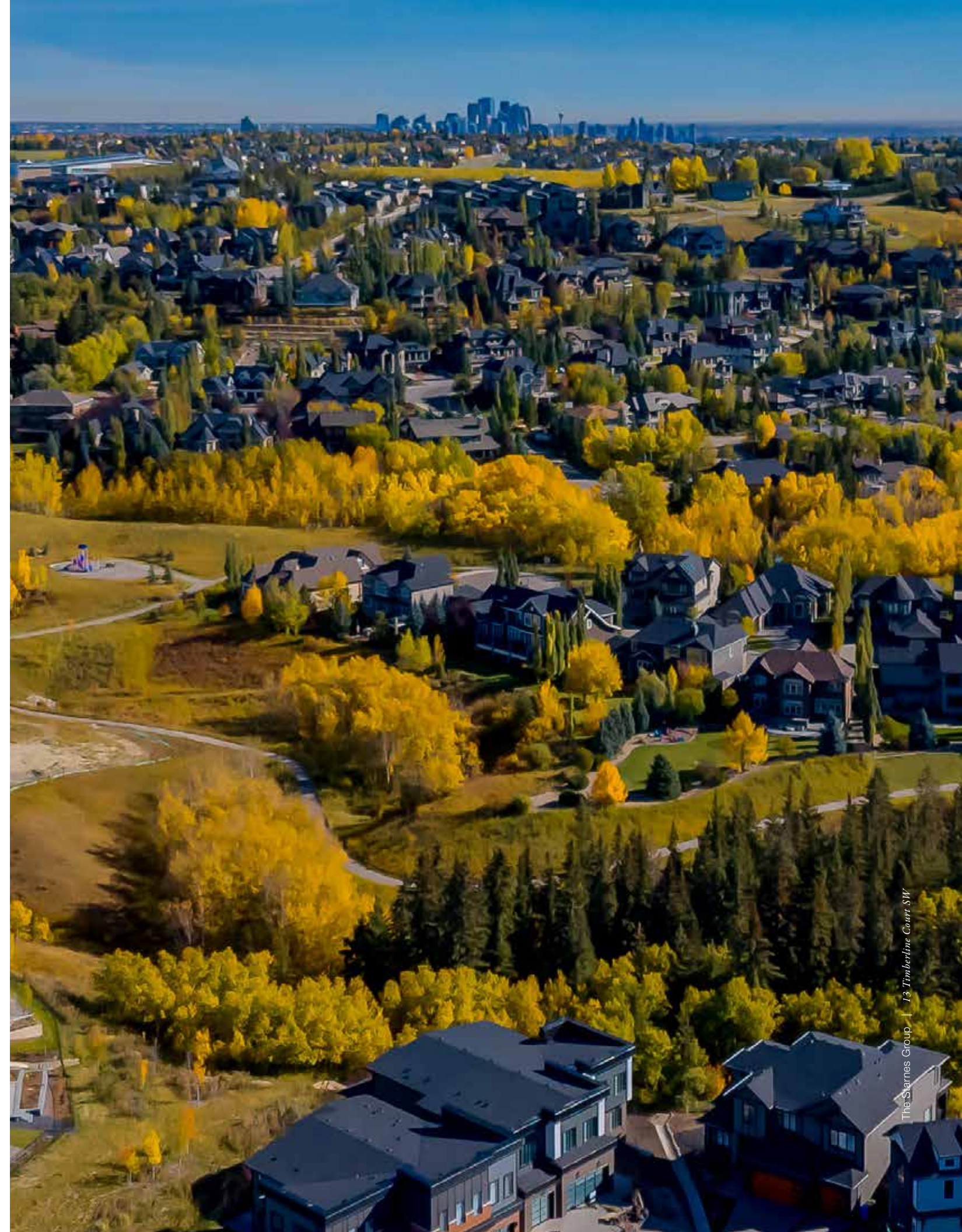
COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

13 TIMBERLINE COURT SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF SPRINGBANK HILL

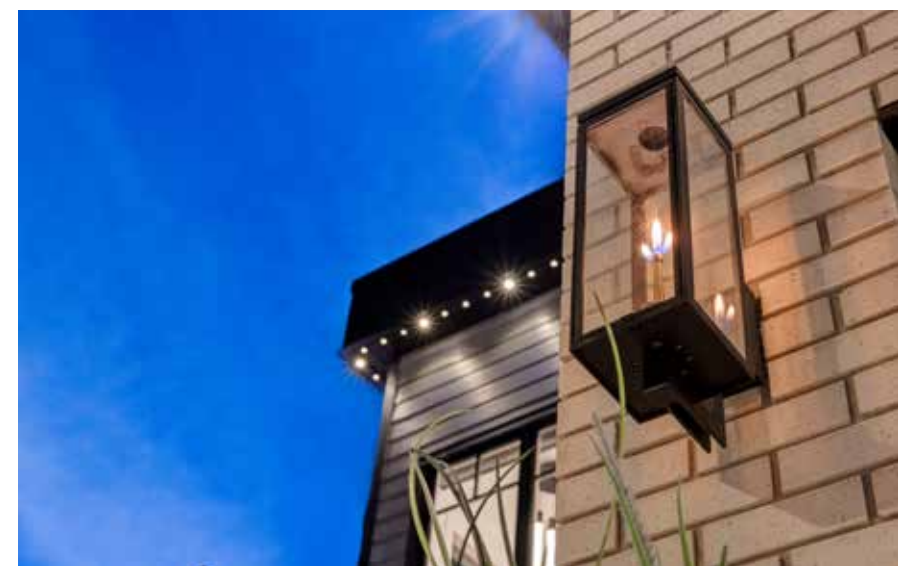
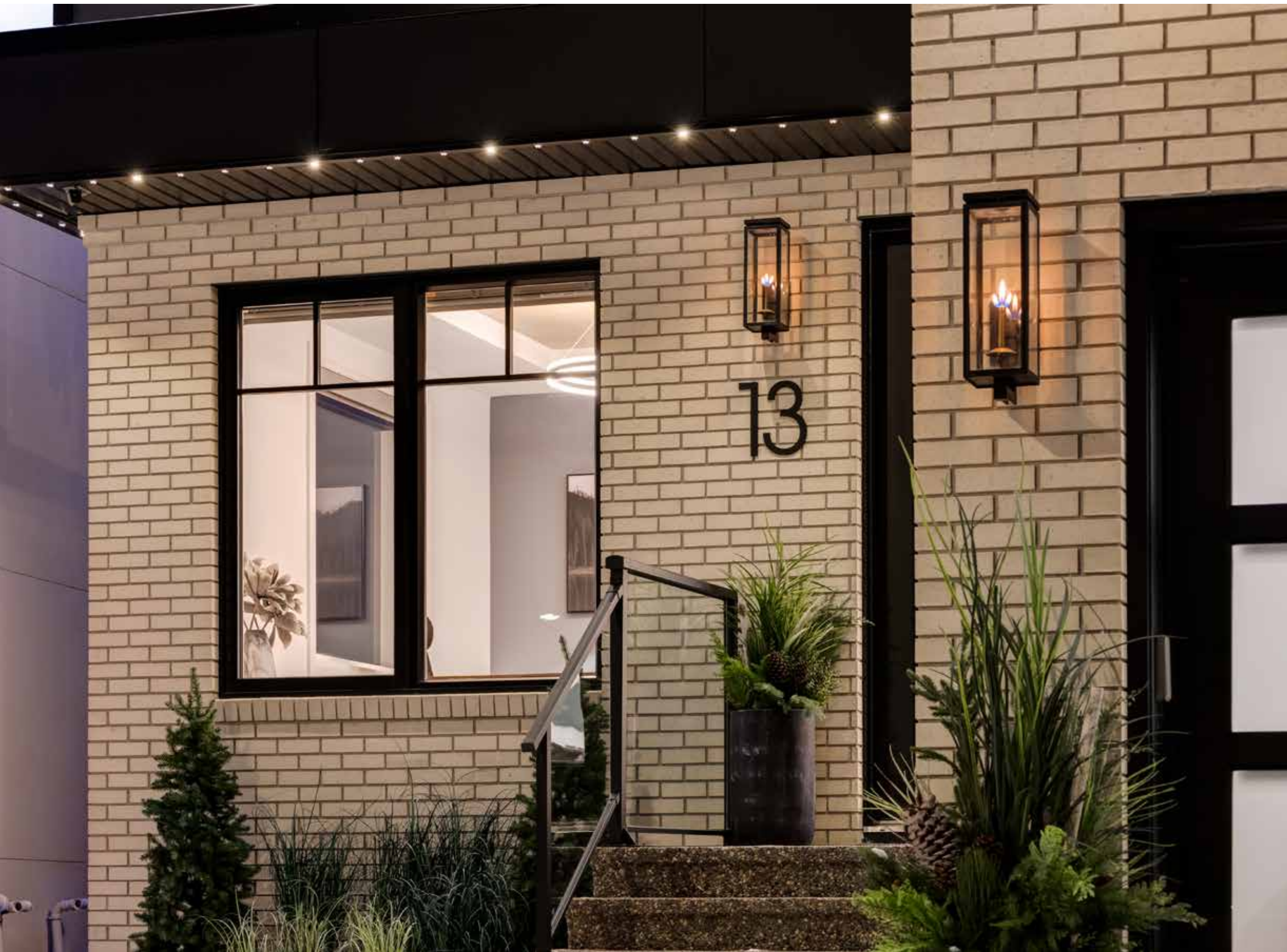


FABULOUS LOCATION

Located on a quiet cul-de-sac within minutes to Aspen amenities, this beautiful property is in a perfect location. The views of the ravine set in behind are spectacular, and there are miles of walking/bike paths galore for daily nature adventures by kids and pets alike. The lot size is gigantic featuring a firepit area where adults can relax in their backyard watching their kids play.









MODERN ARCHITECTURAL DESIGN

This beautifully appointed home offers tremendous street appeal with its modern lines and bold design elements. Oversized black metal clad windows beautifully transition the off-white brick into the rich grey cement board siding and the triple-attached garage perfectly coordinates with frosted glass inserts. *Chapman & Meyers* Fresno gas wall lanterns adorn the front of the home for a whimsical touch and *Gemstone* LED lights offer unlimited additional lighting options. The aggregate driveway wraps around to the backyard where you can relax in the Master Spas six-person hot tub on the covered patio or perfect your stroke on the putting green. *Brad bosh Landscaping* artificial turf, artificial shrubs and aluminum composite fencing offer a 'maintenance free' yard ideal for snowbirds and busy families. A gate in the rear fence provides access to the green space, ravine and extensive pathway system behind the home.







YOU HAVE ARRIVED

Upon entering this grand home through the eight-foot custom front door, you are immediately greeted by an elegant formal foyer. A *Modern Forms Bloom* Chandelier gives you a taste of the exquisite designer lighting throughout the home. Every inch of this home was designed and decorated with intention, creating a true sanctuary that feels like a work of art.





CONTEMPORARY CLASSIC LIVING QUARTERS

The main floor living room looks like it came from the pages of an architectural magazine. A spectacular gas fireplace boasts a substantial white mantel with a mounted 86" LG QNED TV, and horizontal textured grey tile runs from the floor to the top of the soaring, two-story ceiling. A full wall of large South facing windows flood the entire main floor with natural light and exquisitely showcase the breathtaking view of the ravine and rolling hills. The penultimate 'wow factor' is the incredible *Euofase* Dandelio 35-light black chandelier that fills the open space below the vaulted ceiling. *Hunter Douglas* smart programmable motorized duolite solar shades combine a light-filtering sheer and a room-darkening opaque liner for options to filter or block the sun and are found throughout the home. White oak engineered hardwood floors flow from the main floor to the 'showpiece' staircase. The black iron spindles and black *Elan* Soho 24-light cluster pendant light give the feeling of floating to the upper level.





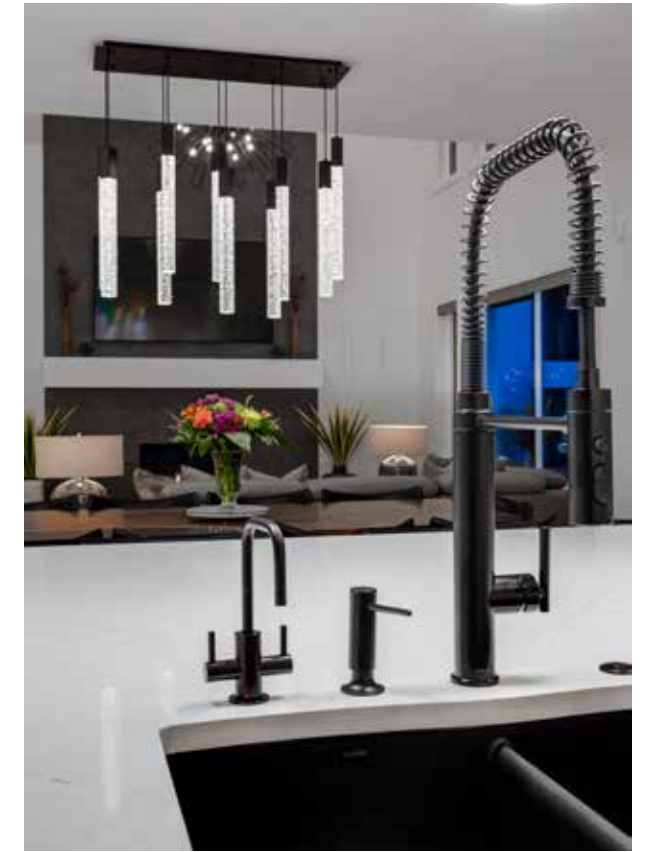


A DESIGNER CHEF'S KITCHEN

The designer kitchen is sure to impress even the most discerning home chef. Full height dove grey cabinetry boasts ten-inch black pulls and a calacatta marble-styled herringbone tile backsplash. The lower cabinetry offers numerous drawers, including inside the cabinets, a pull-out spice rack and a built-in recycling station. White quartz with grey veining adorns all the countertops.







The nine-foot by six and a half-foot central island finished in a white wood grain offers additional storage in 'hidden' cabinets on every side and features three black *Sprizzo* pendant lights, an undermount *Blanco* sink with a modern black faucet, filtered drinking water, instant hot water and additional seating. The high-end, Wi-Fi connected *Thermador* appliances include a 48-inch double oven with a six-burner plus griddle gas range, a full-sized cabinet-fronted refrigerator and freezer, a built-in multi-functional coffee and espresso machine, a built-in microwave, a dishwasher and a 24-inch dual zone beverage fridge. The 1200 CFM hood vent is custom finished to flow perfectly with the cabinetry.





PANTRY

A walk-through butler's pantry offers additional storage and counter space and provides access to the mudroom. The *Thermador* range, dishwasher, refrigerator, freeze and coffee maker can be programmed to turn on remotely through a cell phone app.



*Glass sliding doors lead to a large balcony with glass railing.
A natural gas BBQ that offers 12 burners, a covered griddle,
lots of counter space and lower storage is finished with a 'stone'
skirt. The cozy seating area boasts a plumbed in natural gas fire
table to keep you warm while you take in the breathtaking views
of the ravine and rolling hills to the South.*





DINING ABODE

Set just off the kitchen is a spacious dining area with room for a very large table. The spectacular black *Weston* ten-light chandelier defines this space, and large windows allow you to dine while enjoying the incredible ravine view.





MAIN-FLOOR AUXILIARY SPACES

Located directly off the front foyer is a spacious home office that can be separated from the rest of the home with French pocket doors. Large windows overlook the front and side of the home and let in plenty of natural light. A bold feature wall, hardwood coffered ceilings and a modern ring chandelier add character to this workspace.





The spacious mudroom is every family's dream, boasting numerous white cabinets with custom storage for outerwear and shoes, a storage bench with upper hanging and a framed full-body mirror.



A powder room with a pedestal sink, a modern black faucet and a black framed mirror sits just off the mudroom for maximum privacy.



TRIPLE ATTACHED GARAGE

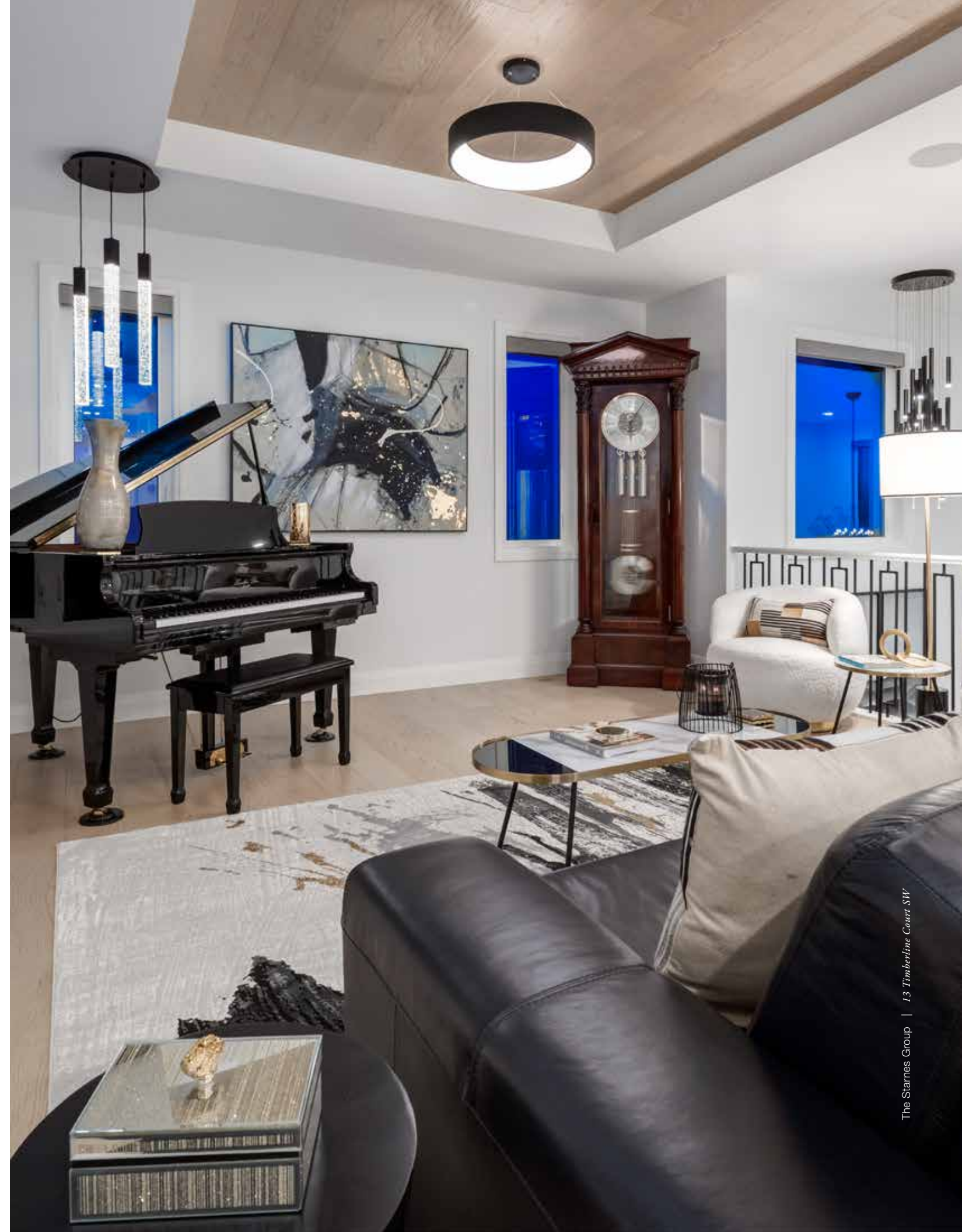
The heated, oversized triple attached garage feels like an extension of the home. The floor is fitted with drains and finished with epoxy that also covers the lower part of the walls, allowing you to wash your vehicles with ease. Numerous custom storage areas, including a drawer under the stairs, a cabinet under the landing and a drawer along the far wall, make excellent use of otherwise unused space. A large built-in work bench, numerous tall cabinets, hot and cold water taps with a retractable hose, tire and bike racks and an upper storage shelf provide an organized space for all your tools and toys. Tall ceilings provide an option for car lifts, a ceiling fan keep you cool while working in the summer and cameras on the door motors give you peace of mind that the doors have not been left open. The stairs and landing are finished in vinyl for easy cleaning, and a custom shoe cabinet keeps muddy boots out of the house. A man door leads to an aggregate walkway beside the home and could easily be further fenced in for a dog run.





UPPER-LEVEL FAMILY LIVING

At the top of the staircase is a bright and open bonus room that overlooks the living room below through black iron designer spindle railing. The spectacular view is on full display, providing an amazing place to sit and read in the warm sunlight. The hardwood floor continues to flow through this room, and all the bedrooms, artistically balanced by the hardwood coffered ceiling. The central *Nuvo Lighting Orbit* chandelier and the *Weston* three-light pendant over the baby grand player piano perfectly complement the rest of the designer lighting visible from this soaring space.





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PRIMARY BEDROOM

The primary suite is located on the second level and features elegant French doors, hardwood floors and a large picture window showcasing the stunning Southerly view. The hardwood coffered ceiling features a central black *Canarm* Davy ceiling fan and the automated Hunter Douglas blinds include an additional 'blackout' feature for peaceful nights.



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LUXURIOUS ENSUITE

The spa-like ensuite boasts heated porcelain tile floors, dual vanities with underlit white cabinets, grey and white marble styled quartz counters, vessel sinks, hex tile backsplash, black framed mirrors, Prism sconce lighting and a coordinating make-up station. An elegant freestanding tub boasts a black deck mounted faucet and sits below a sunny window and an *Eglo Cardito* linear suspension light. A stunning central glass shower with dual shower heads, a wall-mounted electric towel warmer and a heated seat on the *Kohler* comfort height toilet complete this luxurious space.





HER & HIS CLOSETS

'Her closet' offers a dedicated space for all your treasures and includes unique black surface-mounted light fixtures, custom built-ins and upper lit glass display cabinets for showcasing designer handbags.

'His closet' features additional custom cabinetry, a large safe for securing valuables and provides direct access to the laundry room.



CHILDREN'S QUARTERS

Through a cased opening off the bonus rooms is a perfect place for children to call their own. A vestibule provides access to the bedrooms and is ideal for a homework space or for toys.

Two additional bedrooms look out over the front of the home and feature hardwood coffered ceilings adorned with black *Canarm Aria* ceiling fans. The walk-in closets are outfitted with custom built-ins, and both ensuite bathrooms boast heated floors, bathtubs with full-height subway tile surrounds, custom underlit vanities with grey and white marble effect quartz countertops, vessel sinks with mounted black faucets and black framed mirrors.



LAUNDRY ROOM

Accessed from both the children's vestibule and a primary closet, the spectacular large laundry room leaves nothing to be desired. *Electrolux* laundry machines sit beneath a countertop with a dedicated hanging space above. White upper and lower cabinets provide an abundance of storage, quartz countertops offer space for folding and a black undermount *Silgranit* utility sink with a black faucet makes handwashing and soaking a breeze. The 'piece de resistance' is a wall-mounted ironing board cabinet for convenient use without sacrificing style.





LOWER-LEVEL ENTERTAINING

The walk-out lower-level offers a fourth bedroom, a full bathroom and a spacious games area with room for a billiards table. A spectacular home gym is accessed through double-swing glass French doors and includes rubber flooring, a wall of mirrors, a black *Canarm* Davy ceiling fan and a mounted television. The media room features a gas fireplace with a designer tile surround, a grey mantle, a mounted 77" LG OLED television and an eight-speaker surround sound media system. An elegant wet bar features tile that matches the fireplace, sleek black underlit cabinets, white and grey quartz countertops, a round undermount bar sink and a stainless-steel beverage cooler. Large windows and glass sliding doors run the full length of the South wall allowing natural light to flood the space and provide access to the rear yard.





ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

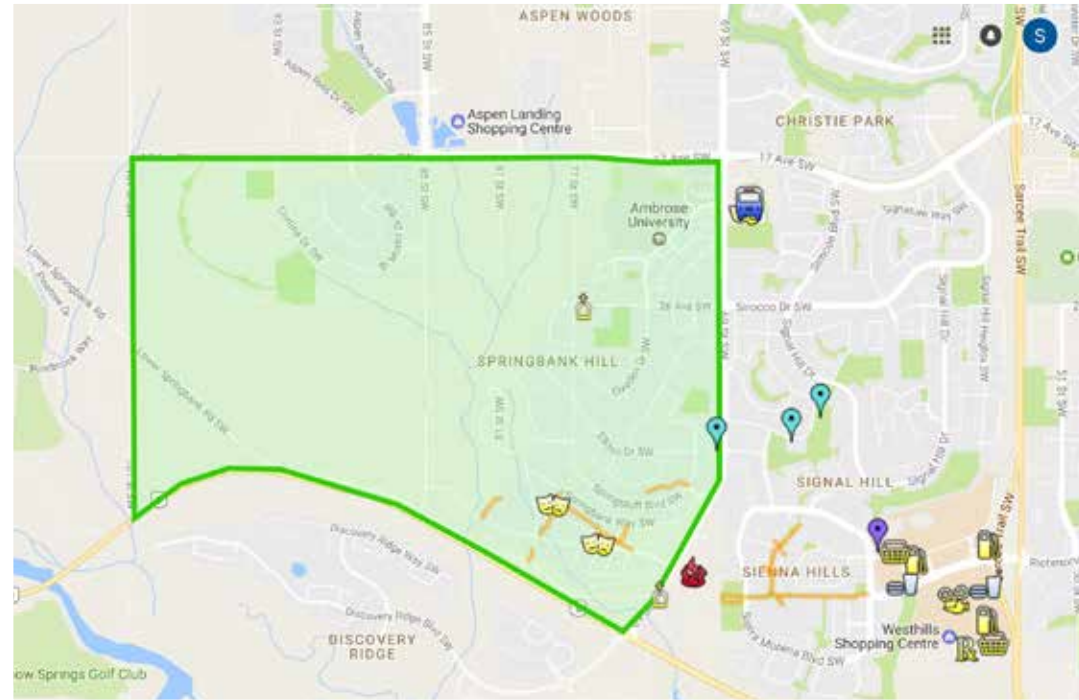
- Designer lighting throughout
- Engineered white oak hardwood floors with integrated floor vents
- Flat painted ceilings
- *Cyclovac* central vacuum system
- Wall mounted *Dyson* cordless vacuums located in key areas for quick and easy clean up
- Two *Goodman* high efficiency furnaces with humidifiers
- Two *Goodman* central air conditioning units
- *General Aire* air particulate filtration system
- Nine-foot ceilings
- Eight-foot doors on the main and upper levels
- In-floor electric outlets in the bonus room, great room and office
- *Thermador* kitchen appliances including a dual zone beverage cooler and built-in coffee maker
- *Watts Pure Water* filtration system with instant hot water in the kitchen
- Under cabinet lighting in the kitchen and the wet bar
- Electric towel warmer in the primary ensuite
- *Kohler* comfort height toilets
- Heated primary toilet seat
- Under vanity lighting in the bathrooms
- In-floor heating in all the bathrooms
- Home audio system
- Top-of-the-line *Elan* Smart Home system
- 60" x 30" x 30" safe
- Aggregate rear patio with drainage
- Knotty pine wood soffit over the covered patio
- Vinyl decking on the balcony
- Twelve-burner and covered griddle natural gas BBQ center
- Natural gas fire table plumbed into the balcony
- Exterior glass railing
- Surround sound speakers on the balcony and covered patio
- Exterior natural gas lanterns that are also roughed in for electric options
- 75-gallon *Rheem* hot water tank
- Epoxy garage flooring including the lower walls
- Garage drains
- Heated garage
- Custom garage shoe locker
- Vinyl garage stairs and landing
- Hot and cold water with a retractable hose in the garage
- Garage work bench and cabinets
- *My Q* Wi-Fi cameras on the garage door motors
- Aluminum composite no maintenance back yard fencing
- *Bradbosch Landscaping* artificial turf and back yard putting green

- Artificial shrubs
- *Master Spas* six person 36-jet, LED lighting, Wi-Fi fusion air-sound system, twilight series hot tub
- *Gemstone* Led exterior lights
- Aggregate driveway, front steps, pathway and rear patio

ELAN HOME SYSTEMS SMART HOME FEATURES

The home is thoroughly wired for all low voltage needs to a central location and includes a high-end smart home automation control system by *Elan Home Systems* installed and programmed by *Home Concepts*. **The key features of the home are:**

- All equipment is hidden away in a rack in the basement to keep all rooms clean of electronics and wires
- Eight zone multi-room home audio speakers to listen to music in the kitchen, deck, bonus room, primary bedroom, primary ensuite, gym, rear patio and media room
 - Capability to listen to one music source and one cable box, allowing you to hear what you are watching on the great room television throughout
 - Option to add up to six more music sources to the system for flexibility
- The media room includes a 7.1 surround sound system with seven speakers and one subwoofer
- Footage from five exterior cameras and one video doorbell are recorded to a hard drive and accessible via the *Elan* app for approximately 10-15 days
- Integrated *Honeywell* fire/smoke, flood and temperature monitored security system all controlled through the *Elan* app with notifications that can be sent to mobile devices
- Universal remote controls in the great room and media room
- Integrated thermostats control heating and cooling through the *Elan* app
- *Lutron* automated programmable lighting with dimmer switches in key areas all controlled through the *Elan* app
- Thirty-one integrated *Hunter Douglas* smart programmable motorized duolite solar shades controlled through the *Elan* app or via remote control. The shades combine a light-filtering sheer and a room-darkening opaque liner into a single roller for flexible light options.
 - *Lutron* programmable light systems and *Hunter Douglas* programmable shades offer significant benefits, including energy efficiency, improved home security through automated customizable scene setting and comfort.
- Two control panels are located within the home and remote access via the *Elan* app allows you to check cameras, arm and disarm security, adjust lighting, operate the blinds or do anything you would normally do if you were in the home
- The home features an enterprise grade *UBNT* home Wi-Fi network with two long range wireless access points to provide full coverage of the home, optimized for the home automation system.



THE EXCEPTIONAL FAMILY COMMUNITY OF SPRINGBANK HILL IN SOUTHWEST CALGARY

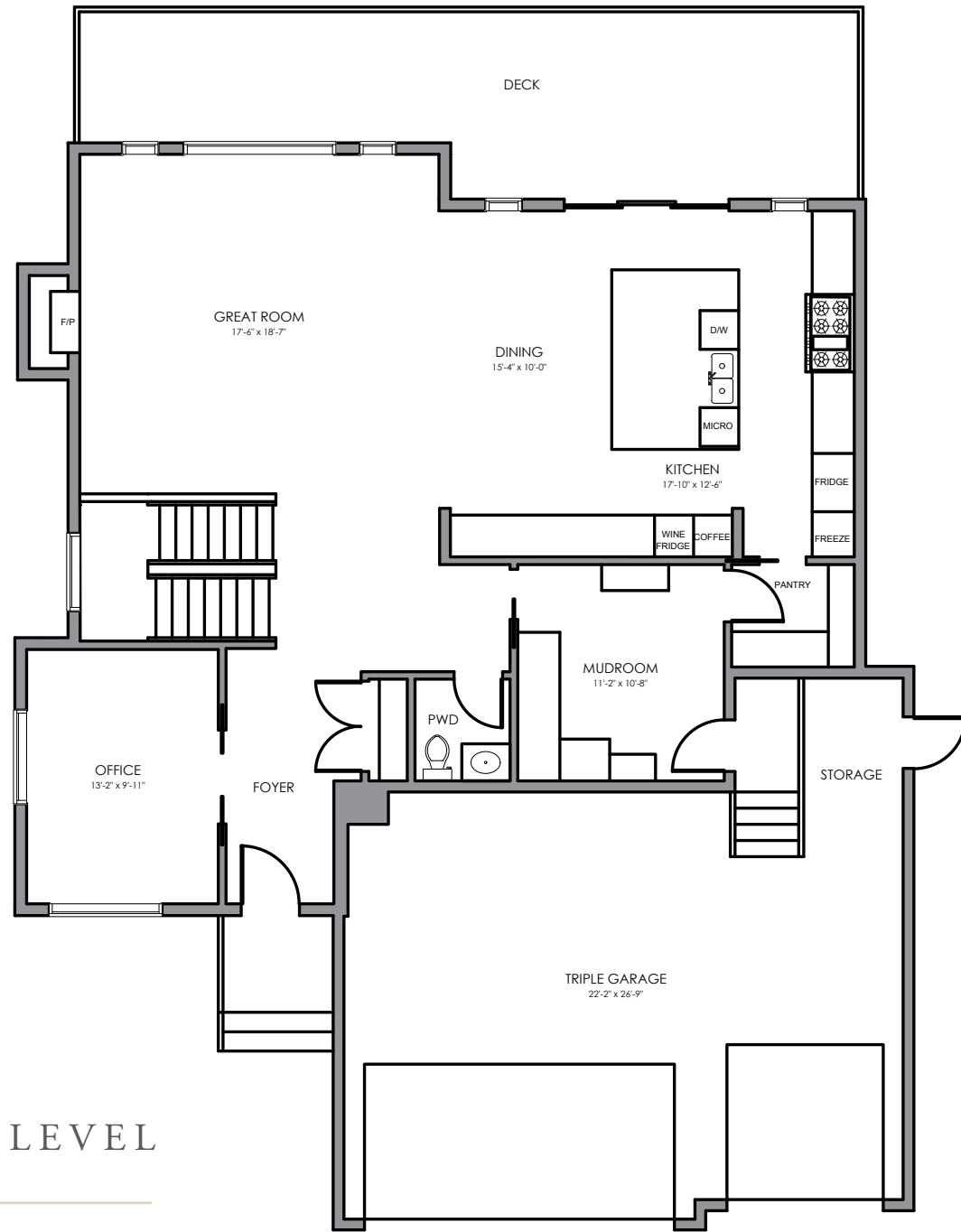
Springbank Hill is a large and diverse community in the SW quadrant of Calgary bounded to the north by 17th Avenue, to the south by Glenmore Trail, to the east by 69th Street SW and to the West by 93rd Street SW. It is a part of the larger area in Southwest Calgary known as the 'West Side' or 'West Hills'. Springbank Hill as a neighborhood contains several 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 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.

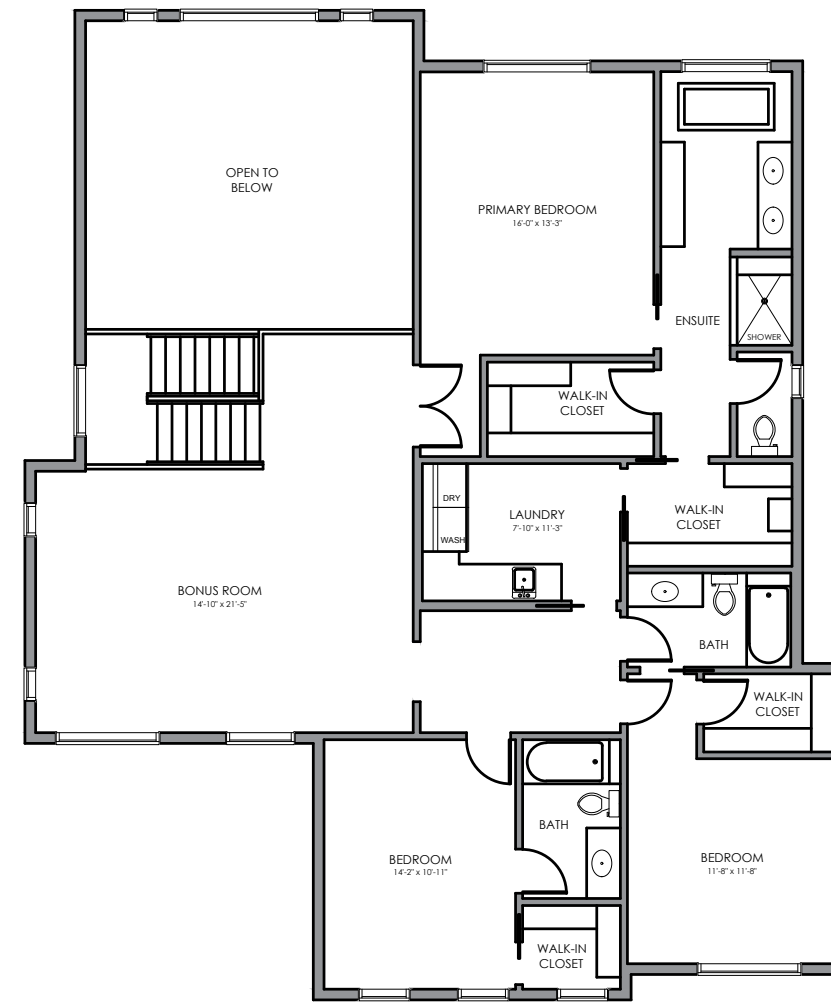






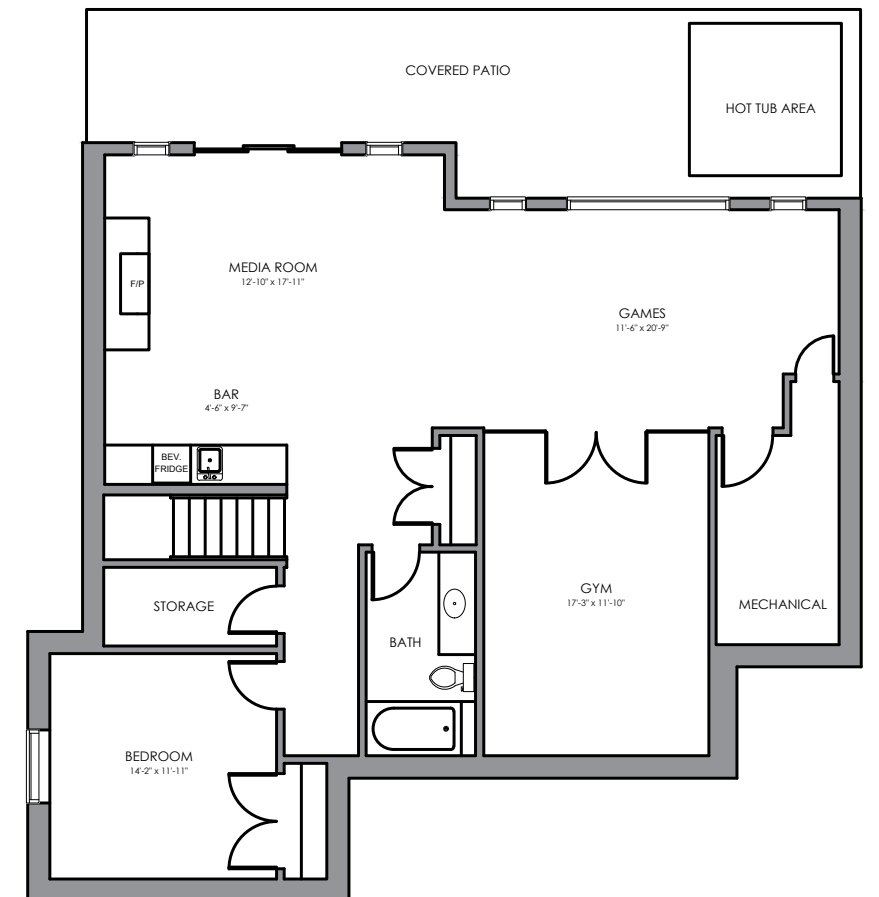
MAIN LEVEL

Main Floor Space:	1,424 square feet
Upper-Level Floor Space:	1,779 square feet
Lower-Level Floor Space:	1,258 square feet
Total Developed Floor Space:	4,461 square feet



UPPER LEVEL

LOWER LEVEL





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