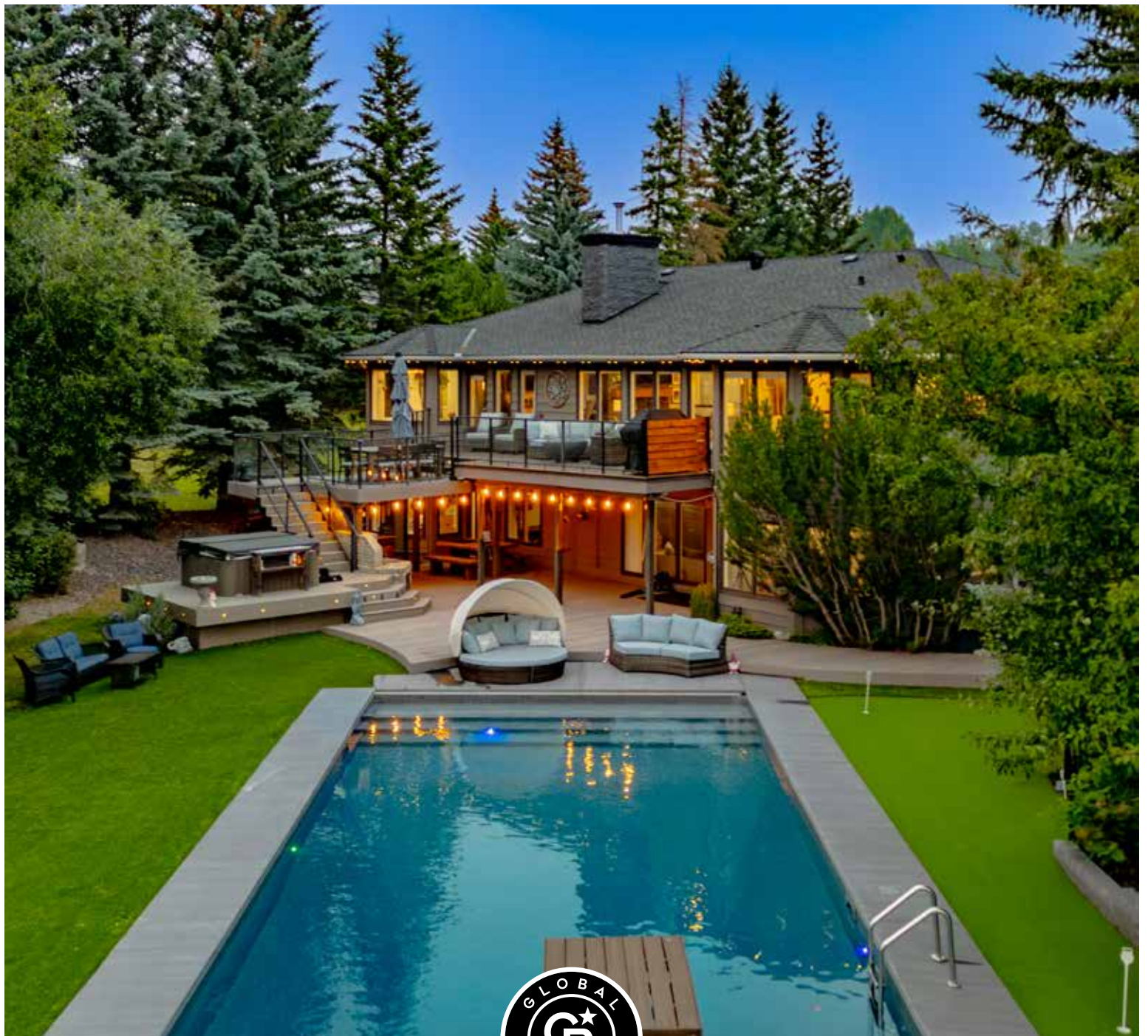
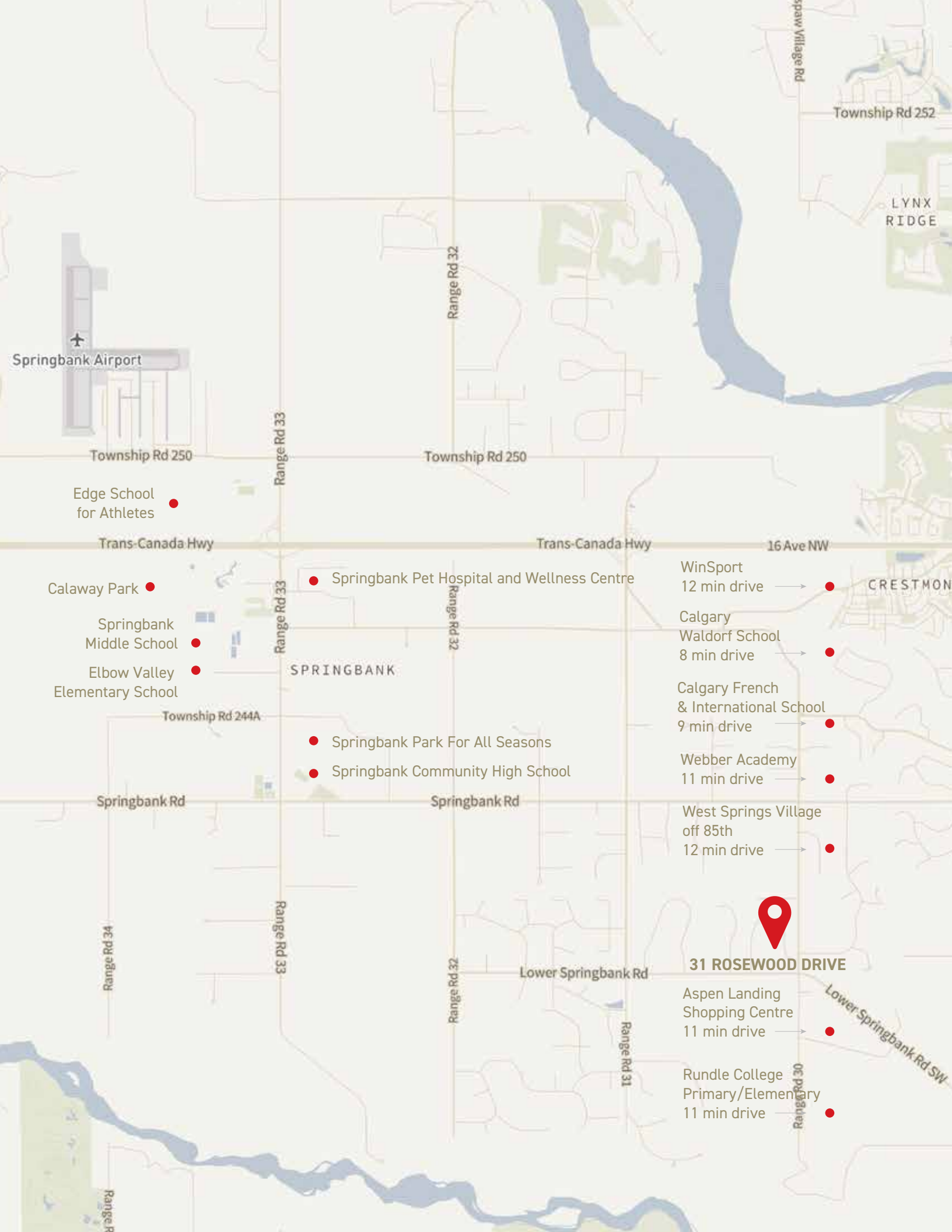




COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

31 ROSEWOOD DRIVE | SPRINGBANK, ALBERTA, CANADA
COMMUNITY OF ROSEWOOD ESTATES



Proudly Presenting
31 ROSEWOOD DRIVE



Community of Rosewood Estates



Main Floor Space:	2,518.95 square feet
Lower Floor Space:	2,359.33 square feet
Total Developed Floor Space:	4,878.28 square feet
Garage Area:	851.65 square feet
Deck Area:	981.69 square feet
Patio Area:	1,268.58 square feet







A GRAND ENTRANCE

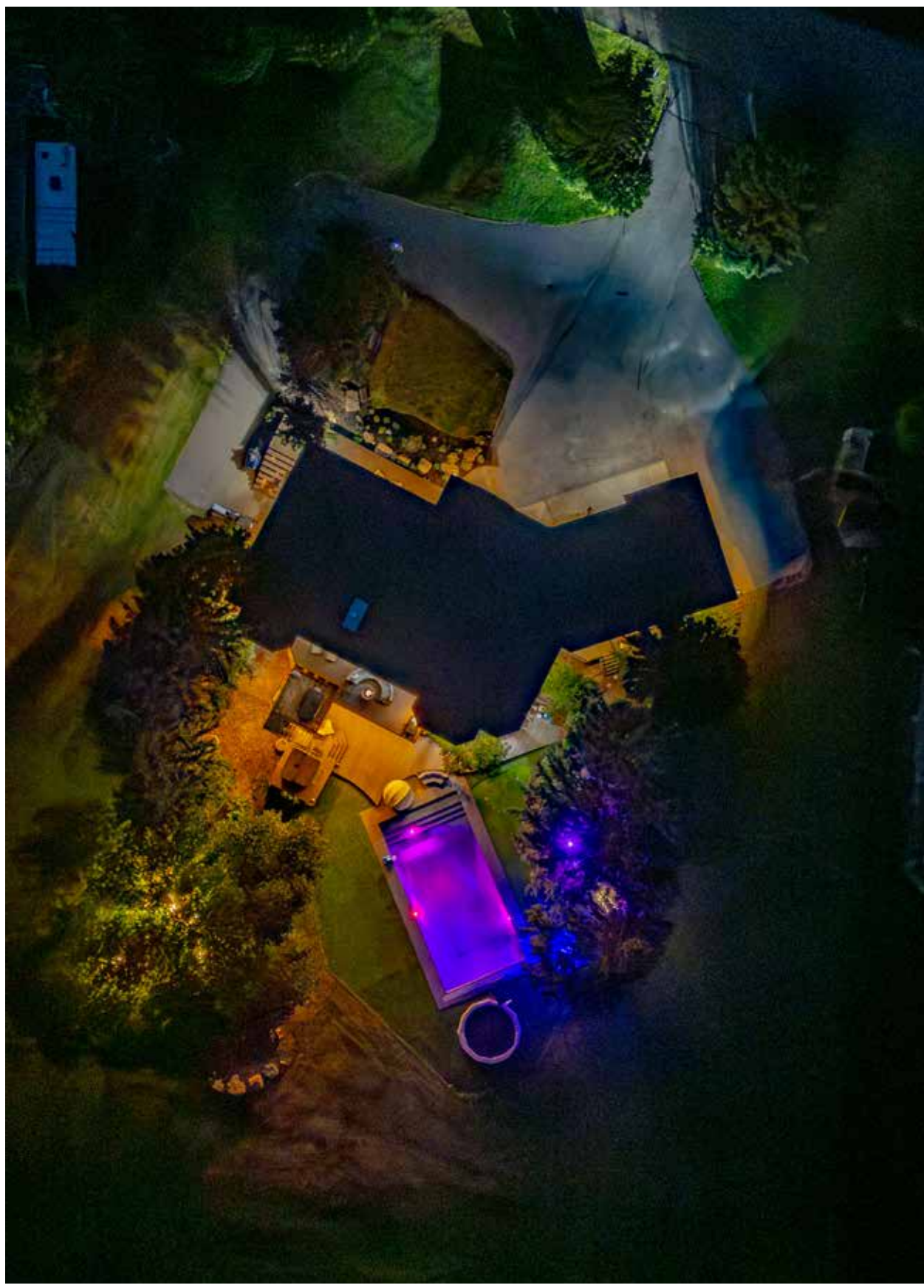
The approach to the home sets the tone for everything that follows. A sweeping driveway winds through manicured grounds, framed by impressive stone pillars, leading to a walkout bungalow with a stone exterior, expansive windows, and a welcoming covered front porch. Surrounded by mature trees, landscaped gardens, and breathtaking mountain views, the home offers exceptional curb appeal and a memorable first impression.













YOU HAVE ARRIVED

Stepping inside, soaring vaulted ceilings framed by reclaimed wood beams immediately draw your eyes upward, while expansive windows showcase breathtaking mountain views from the moment you walk through the front door. Filled with natural light, the main living spaces create an inviting atmosphere from the very first step inside.





FAMILY LIVING

The family room is centred around a floor-to-ceiling grey stacked stone fireplace with a natural reclaimed wood mantel and integrated gas fireplace. Soaring vaulted ceilings with exposed reclaimed wood beams add warmth and character, while expansive windows frame the surrounding landscape and fill the space with natural light throughout the day.

Just beyond the family room, the coffee bar features charcoal and white cabinetry, quartz countertops, a marble-inspired backsplash, open display shelving, and under-cabinet lighting.



It is the perfect place to prepare your morning coffee or serve refreshments without missing a moment.



DINING WITH CHARACTER

Located just off the kitchen, the dining room was designed for bringing people together. French doors, charming bay windows, a custom built-in bar with a white marble backsplash and shaker-style cabinetry, and teal blue designer wallpaper create a space equally suited for family dinners and special occasions.





POWDER ROOM & MUD ROOM

The main floor powder room features custom charcoal beadboard cabinetry, a dramatic live-edge stone countertop, and matte black fixtures. A frameless mirror framed by natural tree bark panels and a rustic wood beam light fixture complete the space, creating a rustic charm. The mud room has built-in storage and connects to the triple car garage.





CHEF'S KITCHEN

Beautifully renovated with both style and function in mind, the kitchen pairs crisp white cabinetry with quartz countertops, a full-height herringbone marble-inspired backsplash, and elegant black pendant lighting. The custom angled island with its contrasting dark base creates a grand centrepiece while providing generous workspace and additional storage.



Equipped with *Thermador* appliances, including a gas cooktop, built-in wall oven, warming drawer, and microwave, along with a built-in *Sub-Zero* refrigerator and freezer, the kitchen balances professional performance with timeless design. Hidden within the full-height cabinetry, the pantry provides exceptional storage while maintaining the kitchen's clean, seamless aesthetic.







RESORT OUTDOOR LIVING

Designed to be enjoyed throughout every season, the outdoor living spaces offer multiple areas to dine, unwind, and enjoy the beautifully landscaped grounds. The expansive upper deck features a fireplace, outdoor dining, and comfortable lounge seating.

Below, the backyard feels like your own private resort, complete with a heated pool, hot tub, putting green, original stone barbecue, and firepit. Mature trees surround the property, offering exceptional privacy while creating the feeling of your own private retreat.















THE PRIMARY SUITE

Privately positioned on the main level, the primary suite offers a calming blend of texture, warmth, and timeless design. Soft silver textured wallpaper, a statement crystal flush-mount chandelier, reclaimed wood barn doors, and direct access to the upper deck create an inviting place to begin and end each day.





A SPA-INSPIRED ENSUITE

The spa-inspired ensuite features a freestanding *Aquatica* hydrotherapy tub beneath expansive windows, heated natural stone tile floors, illuminated LED mirrors, dual vanities with quartz countertops, and a spacious walk-in tinted glass shower. Clean lines, soft finishes, and carefully selected materials create a space that feels both refined and functional.





A BOUTIQUE DRESSING ROOM

Complete with built-in cabinetry, glass display storage, generous hanging space, and a central island, the walk-in closet has been thoughtfully designed for both organization and everyday living. A statement crystal chandelier and dark hardwood flooring add contrast and elegance, creating the feel of a boutique dressing room.



The shared bathroom showcases custom cabinetry, and a charming hexagonal window that adds another distinctive architectural detail.

UPPER-LEVEL CHILDREN’S QUARTERS

Two additional bedrooms complete the main level, each featuring custom wallpaper, built-in desks, floating shelves, bay windows with built-in seating and storage, and custom closet organizers. Each room offers its own personality while maximizing both function and storage.





WALKOUT FAMILY LIVING

The walkout lower level offers generous living space that easily adapts to your family's needs. A floor-to-ceiling stone fireplace, built-in cabinetry, and a hidden Murphy bed create a room that is both functional and welcoming.

With direct access to the backyard, this level easily adapts to movie nights, watching the game, or simply enjoying a quiet evening at home.





RECREATION ROOM

Perfect for everyday living or hosting guests, this versatile recreation room features a sleek black bar, a comfortable TV lounge with built-in speakers, and plenty of space for a pool table, games, or movie nights.





A PRIVATE WELLNESS RETREAT

One of the home's most unique features is its private wellness retreat. Complete with a steam shower, cedar dry sauna, and a heated room ideal for hot yoga or a personal fitness studio, this exceptional space offers a rare opportunity to create your own spa experience at home.

Reclaimed wood accents and a handcrafted crystal vessel sink set atop a carefully restored antique cabinet complete the space, giving it a distinctive character rarely found in a home.





ADDITIONAL ACCOMMODATION

Two spacious bedrooms complete the walkout level, providing comfortable accommodations for family or overnight guests. One bedroom features its own five-piece ensuite, offering additional privacy for extended family or visitors.





THE ULTIMATE GARAGE

The heated triple attached garage has been finished with durable epoxy flooring, custom blue cabinetry, generous work surfaces, and extensive storage, making it equally suited for vehicles, hobbies, and weekend projects. Combined with the expansive driveway and dedicated RV parking, the property offers exceptional flexibility for everyday acreage living.



RENOVATIONS & FEATURES

Interior Improvements

- All Poly-B plumbing removed and replaced throughout the home
- Drywall removed 4" from the floor to accommodate plumbing replacement
- Floor joists professionally leveled
- Basement floor fully re-leveled prior to epoxy flooring installation
- Engineered hardwood flooring installed throughout the main level
- New baseboards and casings throughout
- Every light fixture upgraded to LED
- Electrical updated throughout the home
- All exhaust fans replaced
- Garage and basement finished with epoxy flooring

Custom Cabinetry & Storage

- Custom Haley cabinetry and wall organization system in the garage
- Custom built-in cabinetry in all bedrooms and laundry room

Luxury Bathrooms & Wellness

- Every bathroom fully renovated with new countertops and premium finishes
- Tinted shower glass
- Heated flooring in the ensuite, main bathroom and laundry room
- Custom cedar dry sauna (2022)
- Custom steam sauna (2022)
- European Air/Jet spa tub in the primary ensuite
- Two additional basement bathrooms including a second ensuite

Comfort & Mechanical Upgrades

- New high-efficiency furnace (2022)
- Central air conditioning added (2022)
- Updated in-floor heating boilers and controls (2022)
- Individually zoned in-floor heating in the basement and garage
- Hot yoga room heater

Entertainment

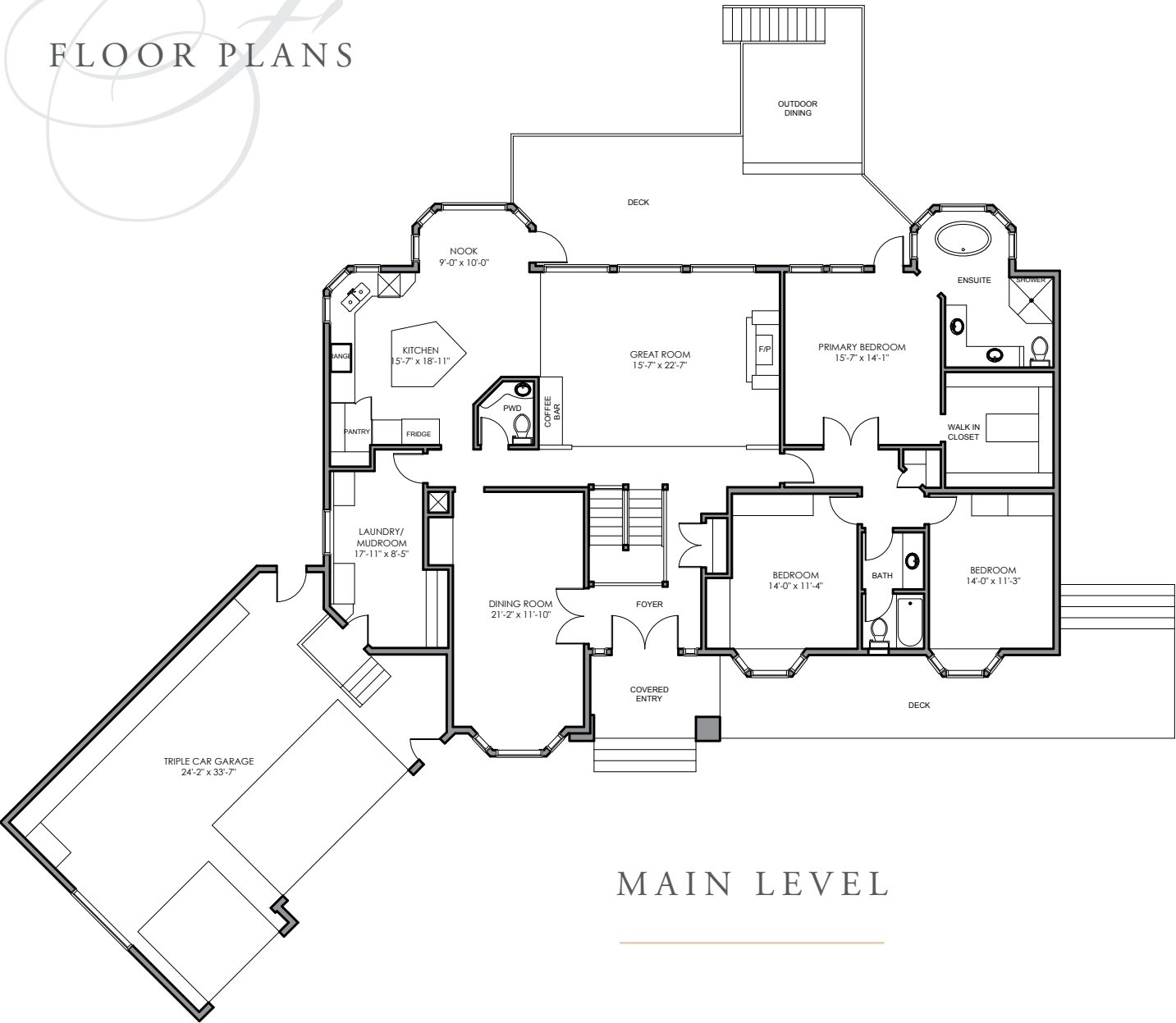
- Fully wired theatre room with built-in surround sound
- Custom illuminated bar display
- Designer wallpaper by Debutane Design Calgary

Exterior & Property Enhancements

- New front stairs and front deck (2022)
- Upper rear deck rebuilt (2022)
- Custom hot tub deck and hot tub (2022)
- Heated swimming pool with new concrete surround (2022)
- Hayward smart phone-controlled pool system
- Putting green and premium artificial turf (2023)
- Dog run rebuilt
- Expanded wrap-around driveway
- Extra gravel parking for trailers/boats
- RV power hookup
- Automated robotic mower system
- Gemstone permanent exterior lighting
- Outdoor utility shed
- Invisible dog fence

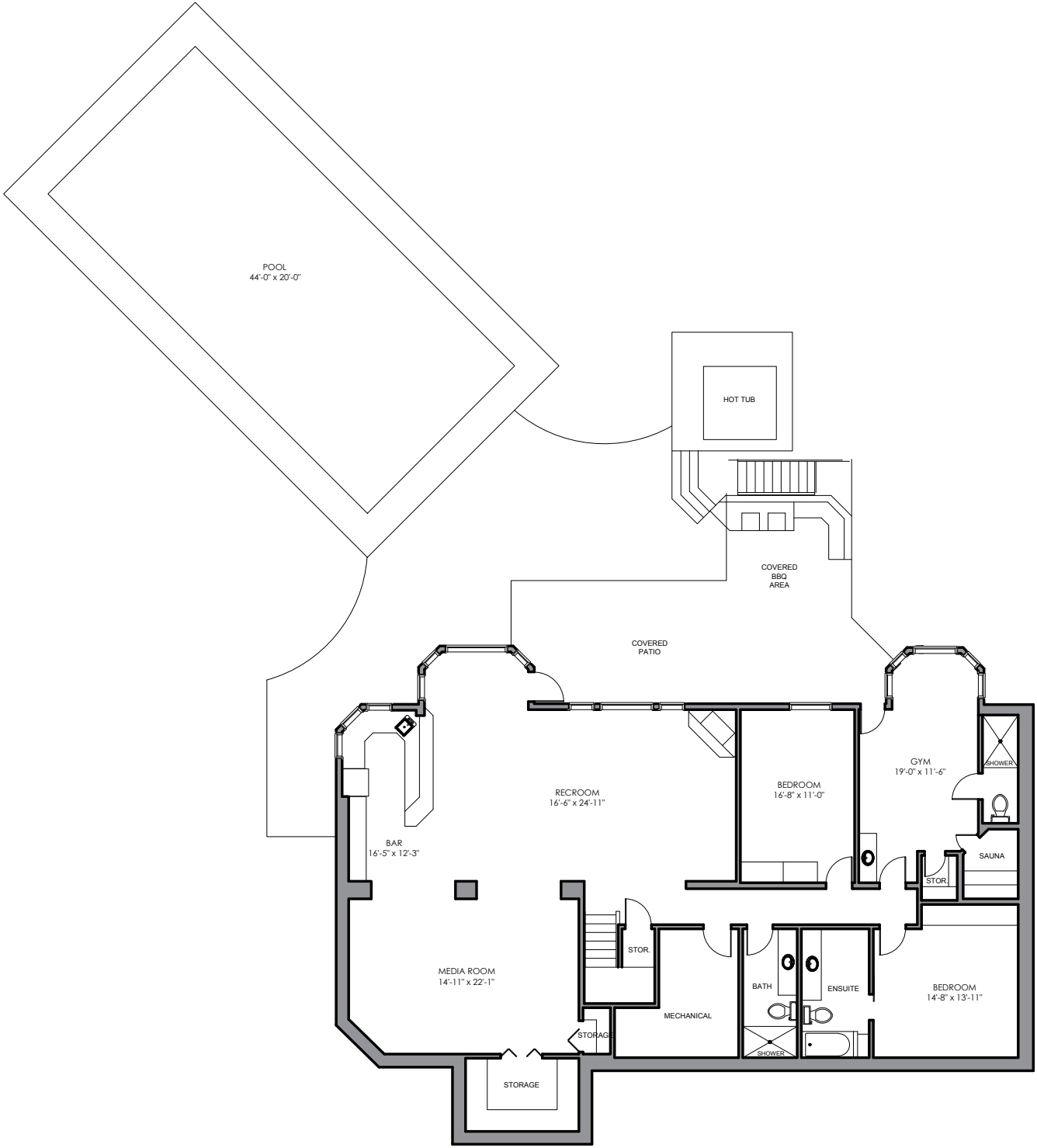
Garage & Electrical

- Future electrical panel in the garage
- Expanded utility room electrical panel
- Exterior auxiliary electrical panel
- Liberty monitored security system
- Septic tank cleaned with new liner installed by previous owner



MAIN LEVEL

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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.





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