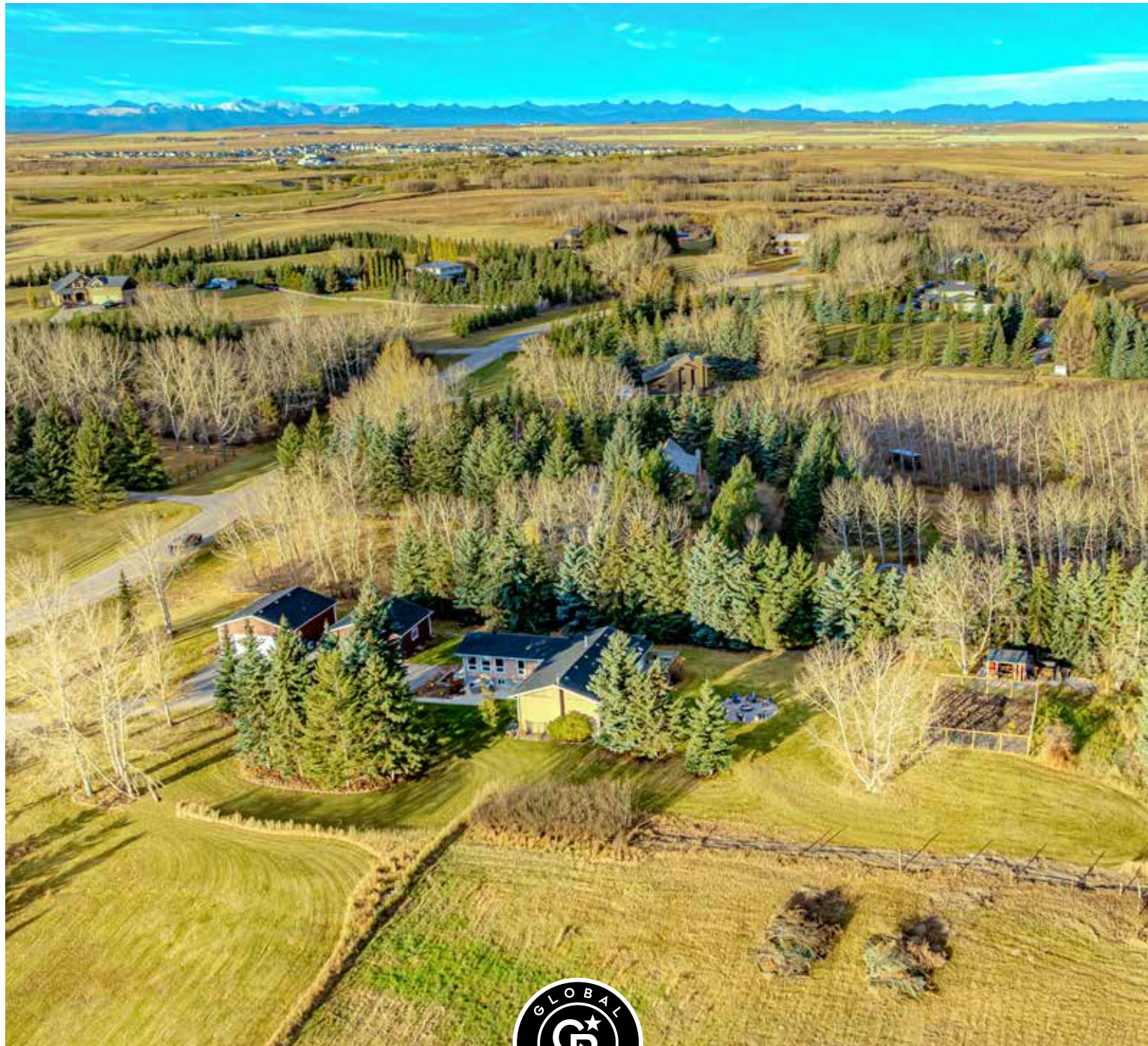
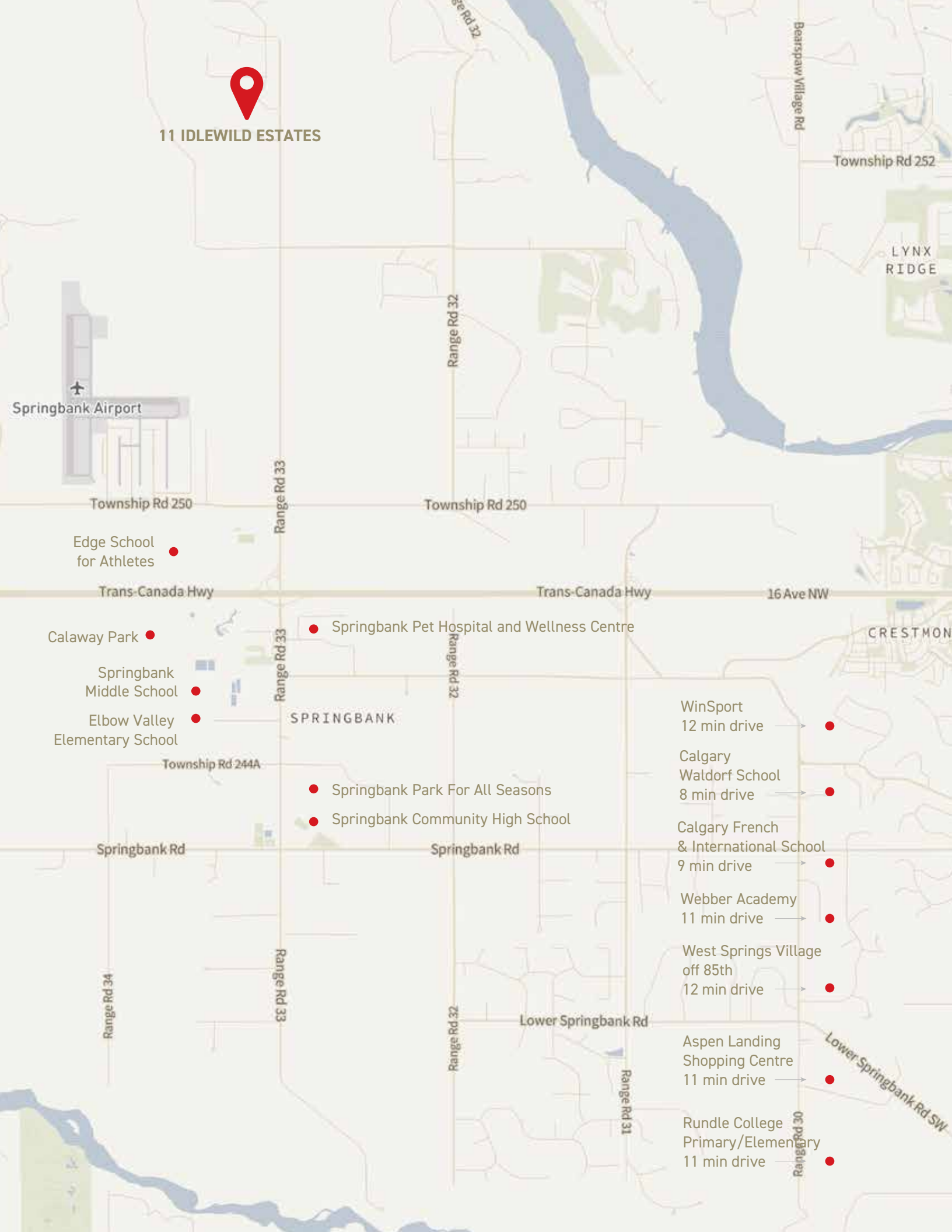




COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

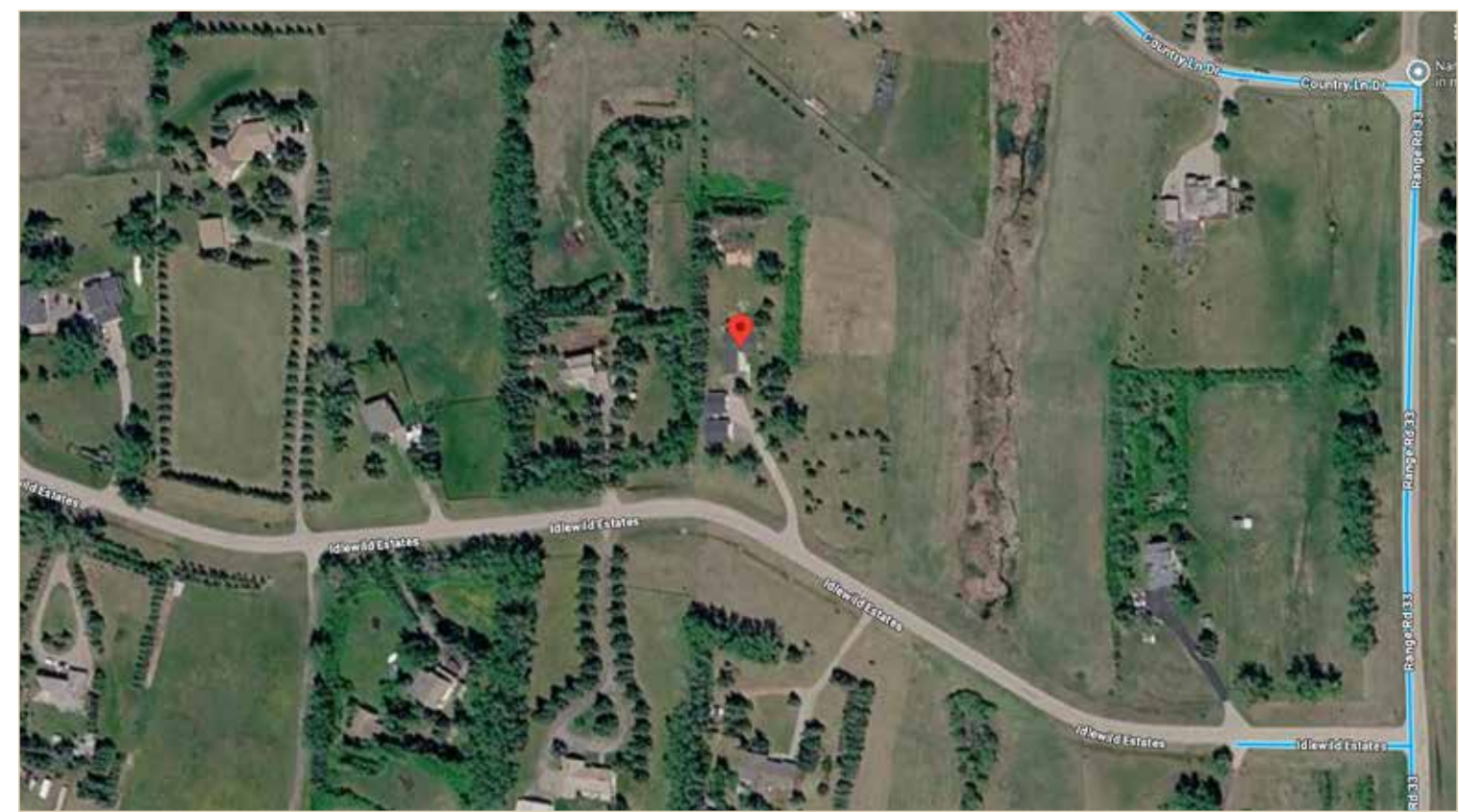
11 IDLEWILD ESTATES | RURAL ROCKY VIEW COUNTY, ALBERTA, CANADA
COMMUNITY OF IDLEWILD IN SPRINGBANK



Proudly Presenting
11 IDLEWILD ESTATES



Community of Idlewild in Springbank



Main Floor Space:	1,728 square feet
Unfinished Lower-Level Floor Space:	1,510 square feet
Total Acreage:	4.01 acres



COMMUNITY OF IDLEWILD IN SPRINGBANK

Located in the highly desirable Springbank area only minutes outside Calgary, the community of Idlewild provides residents the peace and tranquility of country living without sacrificing the conveniences and amenities of the city. With the highly anticipated opening of the new *Bingham Crossing* shopping centre, this acreage is only a 5-minute drive to Calgary's newest Costco superstore, gas bar and liquor store. *Bingham Crossing* will only get better over the next few years as the 300-plus acre mixed-use lifestyle and shopping centre develops into an open-air, village-stye "high street" destination featuring tree-lined promenades, public green spaces and a pedestrian-friendly atmosphere. Excellent schools are at your doorstep, with the worldclass private academic and athletic *Edge School* less than 5-minutes away plus numerous other private schools within a 15-minute drive. The highly coveted public schools of *Elbow Valley Elementary School*, *Springbank Middle School* and *Springbank Community High School* are within a 5-10-minute drive. Just a few minutes down the road is the *Springbank Park for All Seasons*, where residents gather to watch children's sports, to share in numerous community activities or to participate in exercise and activity classes. Whether searching for stunning vistas, space for horses, strong community ties or to escape the hustle and bustle of the city, this community has something for everyone.







A ‘HEARTLAND’ COUNTRY HOME

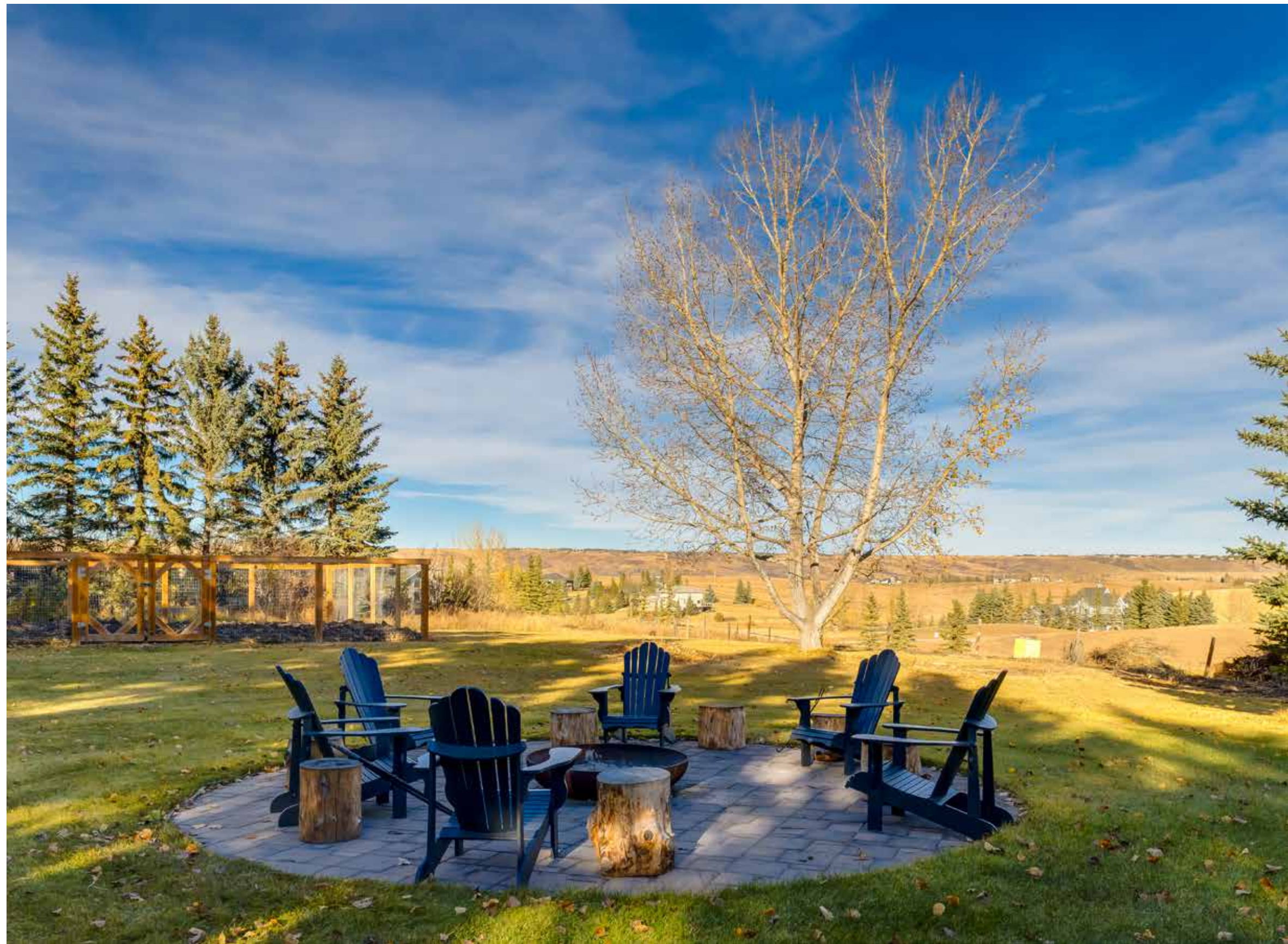
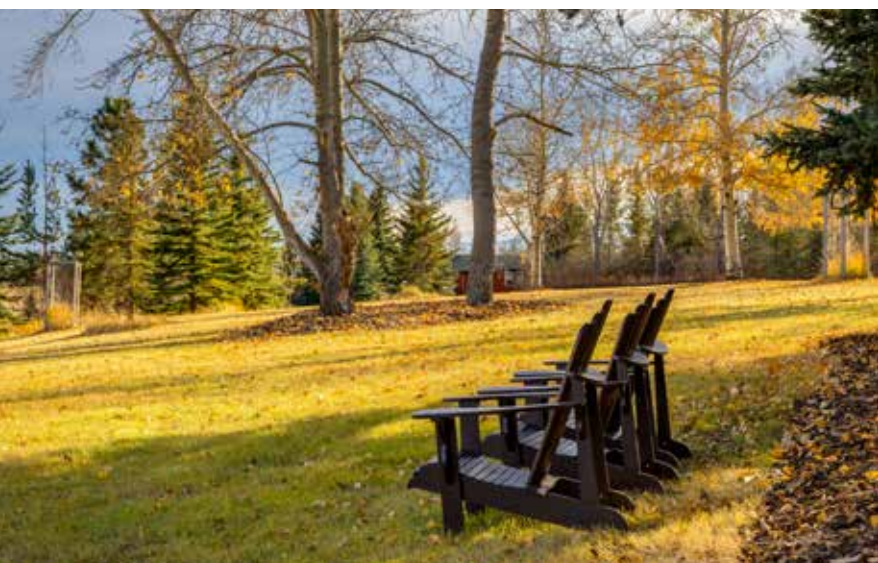
As you approach the home along the paved driveway, you are greeted by the quiet serenity that only rural living can provide. At the end of the drive, a quaint country bungalow welcomes you home. Two brand new detached garages are fully outfitted to provide space for numerous vehicles, hobbies and projects.

Towering old-growth trees and elegant shrub beds lead to a tranquil rear yard, which boasts expansive views across the rolling hills to the East. A large round firepit area finished with concrete paving stones and featuring custom fire bowl is a wonderful way to enjoy the outdoors all year long. A majestic 32-foot by 40-foot garden includes rhubarb plants, fruit trees and excellent soil for seasonal vegetables and is fully fenced to protect your crops from visiting deer. Firewood and tools can be stored in the custom-built ‘cottage-style’ shed, a large compost is a perfect addition to your organic garden and a fenced pasture is ready for horses or other animals.















YOU HAVE ARRIVED

The welcoming front entrance of the home features a spacious concrete patio that leads to the front porch and is a lovely spot to sit and soak up the Southern sun. Upon entering this charming home, you are greeted by a spacious formal foyer with lots of space for storing family outerwear. At the end of the hall is a door leading to the backyard, making this area conveniently accessible from most of the home's outdoor spaces.





'HEART OF THE HOME' KITCHEN

The open plan kitchen allows you to prepare meals while still taking part in family life. Ample counter space provides lots of room for cooking and a central island offers additional seating. Granite countertops and a 'putty' subway tile backsplash bring a touch of warmth to the room. The stainless-steel appliances include a *KitchenAid* refrigerator, dual wall ovens, a warming drawer and a dishwasher. A five-burner induction cooktop sits in the island below an elegant stainless steel 'chimney style' range hood. Oak cabinets with oil-rubbed bronze handles, numerous lower drawers, additional storage in the island, open display shelving, undercabinet lighting and an undermount sink set under a sunny window complete this 'heart of the home' kitchen.







INDOOR AND OUTDOOR DINING

Set directly off the kitchen, the very spacious dining room is perfect for hosting large get-togethers or for more intimate family meals. Separating the dining room from the living room is an elegant built-in that offers cabinetry for additional storage and a hutch with glass doors for displaying treasured serving items.





Step through the dual sliding glass to the very large rear deck which wraps around to the rear of the house. A stylish pergola adorns the dining area, which has been recently updated to include natural gas for BBQing, and built-in seating and planters give this expansive space a cozy ambiance. The panoramic Northeast view boasts spectacular sunrises, and the evenings showcase sparkling rays of the setting sun bouncing off the hills.





COZY LIVING AND OFFICE SPACES

Providing ample space for family gatherings, the living room features hardwood floors, an elegant bay window and additional oversized windows that flood the space with natural light. Dual pocket doors with inset glass panels lead to another spacious room, currently being used as a home office. Hardwood floors, a vaulted ceiling and a cozy gas fireplace with an oak mantle lend an air of old-world elegance to the space. All three walls are adorned with picture windows showcasing the mature landscaping and tranquil surroundings. A staircase lined with oak spindles leads to the lower level, where a separate entrance provides access to the front yard.





PRIMARY RETREAT

The spacious primary bedroom is set on the far side of the main floor, allowing for maximum peace and privacy. A sunny window looks out over the rear yard, and the dedicated ensuite has been fully renovated to include heated tile floors, a large vanity with two sinks and a huge tile shower that features a built-in bench and two showerheads.







MAIN FLOOR AUXILIARY SPACES

Two additional bedrooms with views of the front yard and a full bathroom with a tub and shower make this home ideal for young families or for hosting overnight guests.



A staircase at the back of the home leads to a landing with access to the rear yard and includes a second coat closet and additional hooks for hanging frequently used outdoor items.



LOWER-LEVEL POSSIBILITIES

The 'sunshine' basement features large windows and has been taken down to the studs, opened up and prepped for whatever your heart desires. A separate entrance from the front of the home makes this an ideal space for a secondary suite or home-based business. The entryway boasts a large foyer that would make a fantastic mudroom, office or reception area and the open plan main living area can be finished as a large family and recreation space or can include up to two additional bedrooms. A working, vented electric wood stove adds a touch of country charm and a finished bathroom includes a full vanity and a tile shower, taking care of one of the larger elements of any basement renovation.



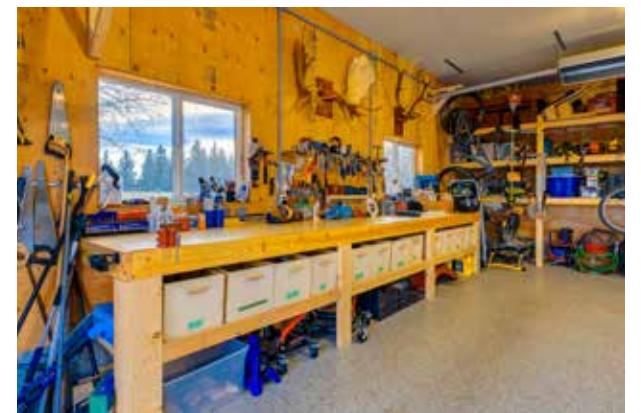
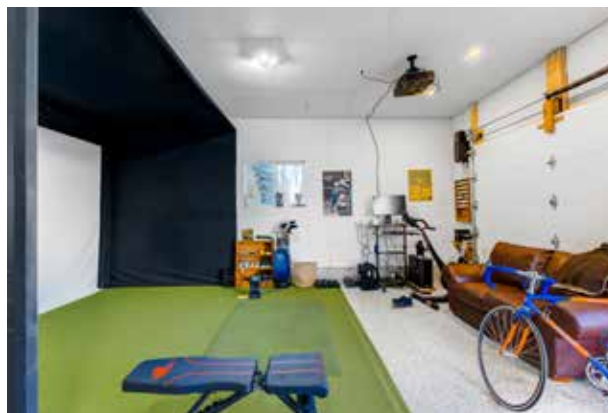
DREAM GARAGES

Two new, oversized garages offer an abundance of space for vehicles and hobbies. Both structures have been finished with *Hardie Board* siding and feature tall central peaks and lantern lighting. The 24 x 26-foot north garage was constructed in 2023 and features two 9 x 8-foot overhead doors, epoxy floor coating and a corner gas heater. The ceiling is high enough to easily accommodate a golf simulator with additional room for vehicles.



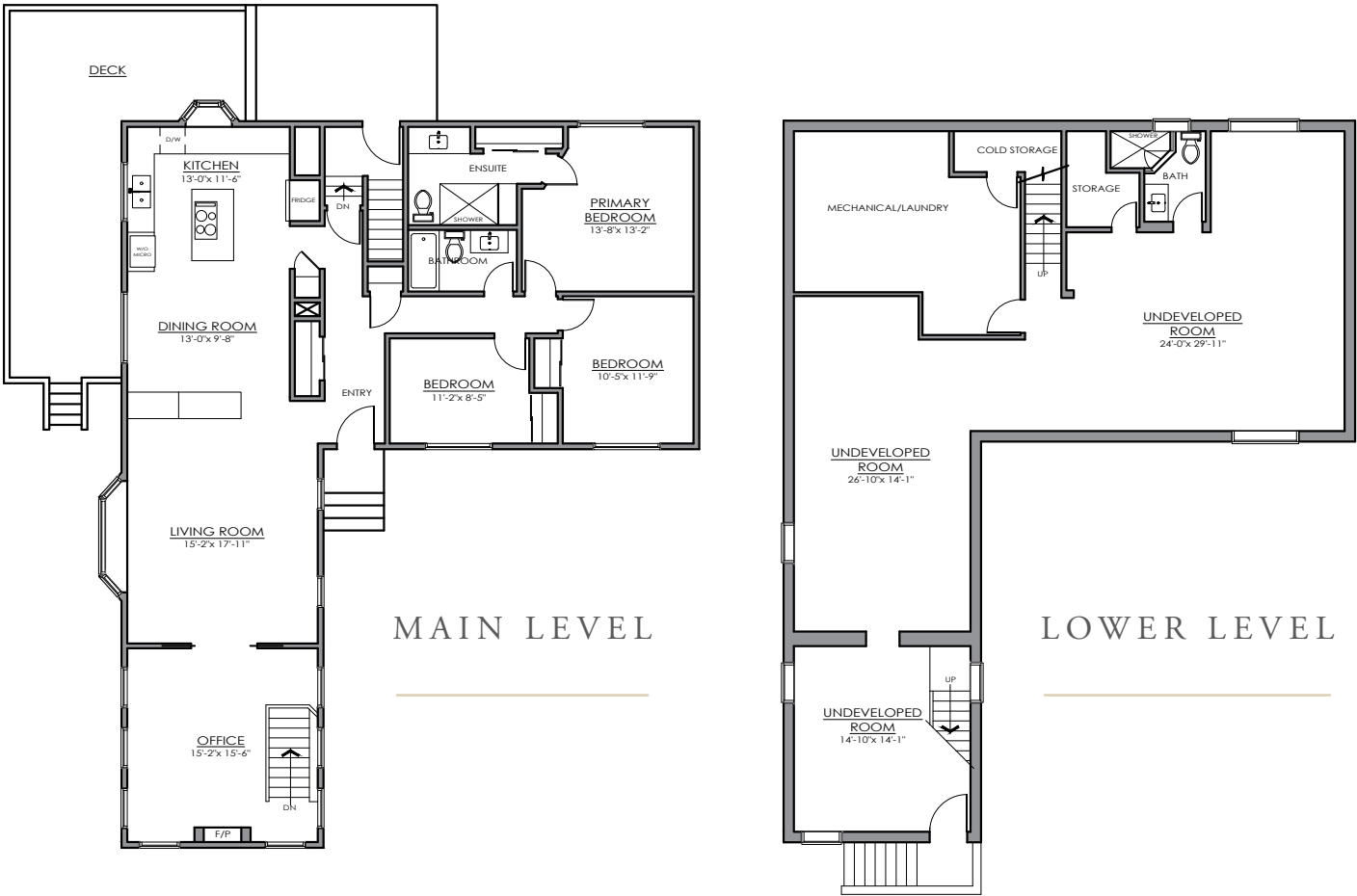


The 28 x 30-foot south garage was constructed in 2022 and features a single 18 x 8' overhead door, epoxy floor coating and a large gas heater. A spacious workbench includes drawers that can be removed and conveniently placed on the worktop during projects and custom wood shelving offers substantial storage space. No truck is too big to fit into this oversized garage.



ADDITIONAL FEATURES OF THIS SPECTACULAR PROPERTY

- Expansive views of the rolling hills to the Northeast
- Paved driveway
- Mature trees and landscaping
- Outdoor fire pit
- Fenced vegetable garden
- Custom storage shed
- Fenced pasture ready for horses or other animals
- Two new insulated and heated detached garages with epoxy flooring
- New roof in 2014
- New furnace in 2021
- New hot water tank in 2021
- New septic tank in 2019
- 2 x 10 fir beams and plywood subfloors
- Renovated primary ensuite
- Renovated kitchen
- Stainless steel appliances
- Induction cooktop
- Two wall ovens, one convection that is also a microwave
- High efficiency washer and dryer
- Finished bathroom in the basement
- Separate entrance to the basement
- Three bedrooms on the main floor



Main Floor Space: 1,728 square feet

Unfinished Lower-Level Floor Space: 1,510 square feet

Total Acreage: 4.01 acres

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



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