

POPOWICH & COMPANY

PROUDLY PRESENTING

104 Morgans Close



Rocky View County.
Morgans Rise

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WELCOME TO MORGANS RISE

Welcome to this one-of-a-kind steel frame home in Morgans Rise! This stunning and masterfully built 2-acre estate has 7 beds, 4.5-baths, and over 6000 sqft of living space with no detail overlooked. The steel envelope provides fire, flood, and moisture resistance plus multi-generational building that will not degrade with time and spray foam throughout the entire structure. Enter into the functional and well-designed open floor plan and be greeted by the rich hardwood floors, light walls, and an abundance of natural light flooding throughout. The living room will shock you with 22-foot vaulted ceilings featuring Douglas Fir Timber and tons of seating space around the breathtaking floor-to-ceiling stone masonry wood burning fireplace.





STUNNING AND MASTERFULLY BUILT ESTATE

The chef's kitchen ticks all the boxes with all high-end appliances (including Subzero cabinetry-finished dual refrigerators, dual Wolf ovens, hand-hammered extra deep sinks, and an induction cook-top), floor-to-ceiling cabinetry, a large kitchen island with a breakfast bar and second sink, and a walk-in pantry with a wine refrigerator. The formal dining room is surrounded by oversized windows with plenty of space to host all your family and friends and provides easy access to the screened deck through the bi-fold sliding doors. To complete the main floor there is an office that is sound-insulated and perfect for those working from home, a flex room, a powder room, and a mudroom with built-ins to keep even the busiest of families organized.





The Essentials...

MLS	A1209799	FOUNDATION	Poured Concrete
STYLE	Detached	ROOF TYPE	Asphalt Shingle, Rubber
BEDROOMS	7	GARAGE TYPE	Driveway, Quad or More Attached
BATHS	4 Full, 1Half	HEATING	Forced Air, Natural Gas
YEAR BUILT	2016	FLOORING	Hardwood
COMMUNITY	Morgans Rise	FIREPLACE	2/Gas, Living Room, Master Bedroom, Wood Burning
TAX	\$8,747.00/2021	FLOORING	Ceramic Tile, Hardwood, Stone
SIZE	4,426.70 sq.ft (AG), 1,756 sq.ft (BG)	EXTERIOR FEAT	Playground, Private Yard
BASEMENT	Finished, Full	HOA	\$1,250.00/Annually
EXTERIOR	Composite Siding, Stone		
CONSTRUCTION	Steel Envelope		



THE PRIMARY BEDROOM

Upstairs, you can escape to the sound-insulated Primary bedroom with a private fireplace, walk-in closet with organizers, and a spa-like 5-piece ensuite with double vanity and a soaking tub.

THE LOWER LEVEL

Descend to the lower level with 9 foot ceilings and enter into an entertainer's dream with a bar, large family and recreation room, a den, two additional bedrooms, a gym, a 3 piece bathroom, and a utility room.



OUTDOOR LIVING

The expansive backyard provides families with all the space they could ever need plus a screened deck with enough room for comfortable patio furniture, a professionally designed playground with a zip line, climbing wall, swings, and slackline, and a variety of hand-picked mature trees flowering throughout the seasons.



Additional Information...

APPLIANCES Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Dryer, Humidifier, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer

ADDITIONAL FEATURES Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

GOODS EXCLUDE Projector

LOT FEATURES Corner Lot, Rectangular Lot

COMMUNITY FEATURE Schools Nearby

Property Measurements

THE MAIN LEVEL

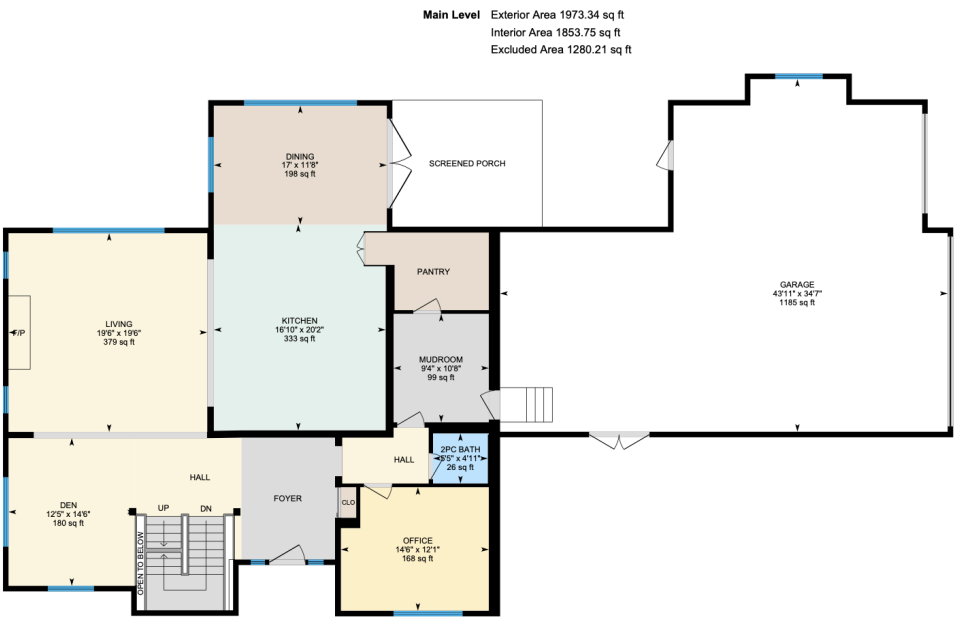
Foyer	Main	11`10" x 9`1"	3.61M x 2.77M
Kitchen	Main	16`10" x 16`3"	5.13M x 4.95M
Pantry	Main	9`9" x 7`6"	2.97M x 2.29M
Dining	Main	16`10" x 14`7"	5.13M x 4.44M
Living	Main	19`4" x 19`4"	5.89M x 5.89M
Office	Main	14`5" x 12`0"	4.40M x 3.66M
Other	Main	14`4" x 11`9"	4.37M x 3.58M
Mud Rm	Main	10`7" x 9`3"	3.22M x 2.82M

THE UPPER LEVEL

Primary Bed	Upper	18`10" x 17`0"	5.74M x 5.18M
Bedrm	Upper	13`2" x 10`11"	4.01M x 3.33M
Bedrm	Upper	13`2" x 10`11"	4.01M x 3.33M
Bedrm	Upper	16`10" x 12`0"	5.13M x 3.66M
Bedrm	Upper	16`0" x 12`0"	4.88M x 3.66M
Laundry	Upper	14`7" x 11`9"	4.44M x 3.58M

THE LOWER LEVEL

Family	Lower	18`10" x 14`10"	5.74M x 4.52M
Game	Lower	18`4" x 12`7"	5.59M x 3.83M
Den	Lower	11`4" x 10`5"	3.45M x 3.18M
Exercise	Lower	15`11" x 11`4"	4.85M x 3.45M
Bedrm	Lower	11`4" x 9`11"	3.45M x 3.02M
Bedrm	Lower	11`4" x 9`11"	3.45M x 3.02M
Frn/Util	Lower	16`3" x 13`10"	4.95M x 4.22M
Other	Lower	9`2" x 7`8"	2.79M x 2.34M



Property Highlights

THE BUILD

- The Highest Performance Building Envelope
- Steel Envelope : Fire Resistant, Flood And Moisture Resistant, Multi-Generational Building

NOTEWORTHY FINISHINGS

- Spray Foam Throughout The Entire Structure
- R67 Roof, R45 Walls
- HRV Continuous Air Exchange Throughout The Home
- Cement Board Siding And Shakes
- Multi-Zone In-Floor Radiant Heat
- Multi-Zone Home Audio System
- Entire Home Has Technology Wiring In Conduit Throughout
- Video Security Throughout The Site As Well As Motion, Door, And Glass Break Sensors.
- Auto-Circulating Hot Water Line
- Three Stage Water Purification System

INTERIOR DETAILS

- 10 Foot Ceilings On The Main & 9 Foot Ceilings On The Upper And Lower Levels
- 8 Foot Solid Wood Doors
- Authentic 1912 Southern Alberta Barn Wood Features
- 23 Foot Vaulted Ceiling Featuring Douglas Fir Timbers
- Rumford Renaissance 1500 Wood Burning Fireplace
- Power Hunter Douglas Blinds
- Site-Finished White Oak Hardwood Floor
- Ensuite Features A Volcanic Limestone Free-Standing Tub

KITCHEN FEATURES

- Hand-Hammered Copper, Extra Deep Sinks And Valence
- Quartzite Counter Top
- Induction Cook-Top
- Subzero Cabinetry-Finished Dual Fridges
- Dual Wolf Ovens
- Bi-Fold Sliding Doors Creating An Indoor/Outdoor Space

EXQUISITE LANDSCAPING

- Irrigation Throughout The Two Acres Including Beds And Garden
- Water Spigots Throughout The Landscape
- Glacier Formed Boulders Encase The Garden And Surround The House
- Pre-Wired For Landscape Lighting
- Professionally Designed Playground Featuring A Zip Line, Climbing, Swings, And Slack Line Fun

GARAGE ENTHUSIASTS

- In-Floor Heat With Two Zones
- 7 Car Tandem Garage Long Enough To Host A Truck And Boat End To End
- Wiring For A Projector In Place
- 14 Foot Ceiling Peaks
- Wifi In The Garage
- Separate Garage Electricity Panel With Three 240 Volt Plugs



NEARBY AMENITIES

RESTAURANTS

- UNA Pizza + Wine 8529 Broadcast Ave
- Fergus & Bix 873 85 St
- Mercato West 873 85 St
- Little Tavern 5555 Strathcona Hill
- Levilla Resturant 404-1851 Sirocco Dr
- KABUKU Aspen 2132-10 Aspen Stone Blvd
- Blanco Cantina 8545 Broadcast Ave
- 722 World Bier Haus 722 85 St
- Vin Room West 8561 8A Ave
- Brekkie 20 Westpark Link

CAFÉS

- A Ladybug Bakery and Cafe 2132-10 Aspen Stone Blvd
- Good Earth Cafe 555 Strathcona Blvd
- Starbucks 873 85 St
- Deville Coffee 38509 Broadcast Ave
- Tim Hortons 917 85 St
- Second Cup Coffee Co. 5644 Signal Hill Centre
- Waves Coffee House 30 Springborough Blvd

PARKS/WELLNESS

- Edworthy Park
- Patterson Park
- WinSport
- Optimist Athletic Park
- Westside Recreation Centre
- Pinebrook Golf & Country Club
- Elbow Springs Golf Club



SERVICES

- Co-Op Grocery
- Blush Lane
- Safeway Grocery
- Sunterra Market
- Canadian Tire
- The Sweat Lab
- Cineplex Theater
- Aspen Dental Care
- West Springs Village
- West Springs Medical
- Lowes Home Improvement
- TD Canada Trust
- ATB Financial
- Petro-Canada
- Shell Gas Station
- Aspen Landing Shopping
- Strathcona Square Shopping Centre

SCHOOLS

- Calgary Waldorf School 515 Cougar Ridge Dr
- Springbank Community High School 32226 Springbank Rd
- Aspen Hill Montessori 7102 14 Ave
- Rundle College Campus 7379 17 Ave
- Calgary French & International School 700 77 St
- Ernest Manning High School 20 Springborough Blvd
- Ambrose University 150 Ambrose Cir
- Edge School 33055 Township Rd

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