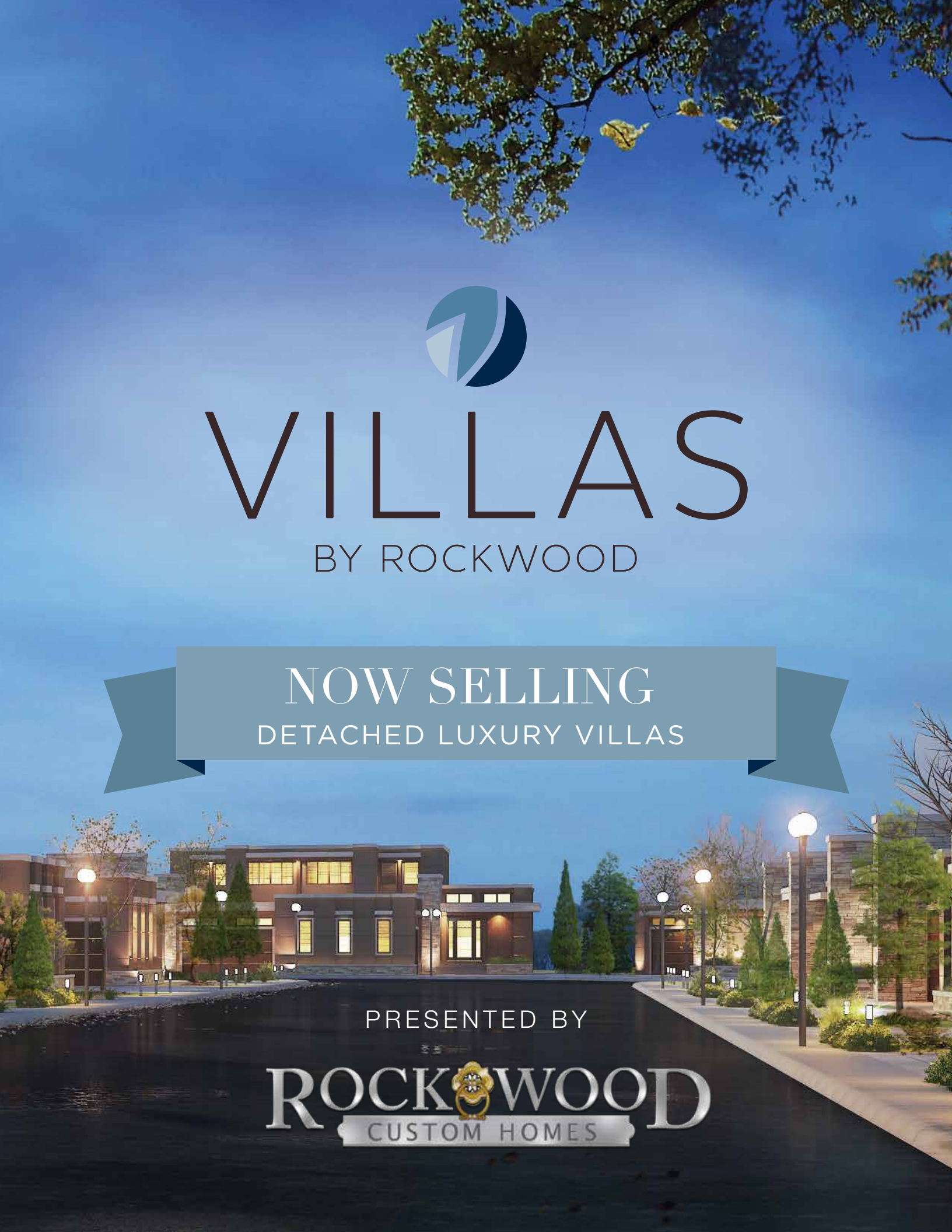
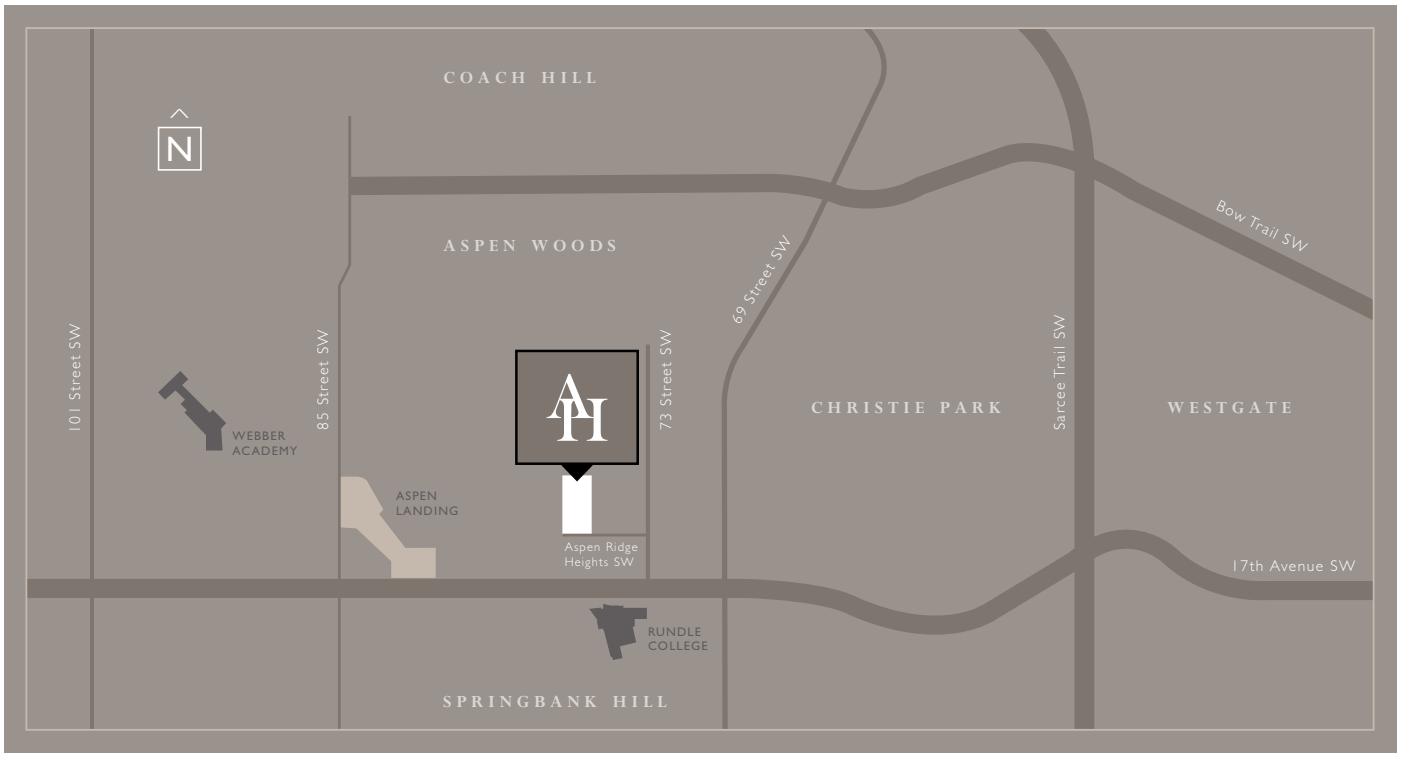

VILLAS
BY ROCKWOOD
NOW SELLING
DETACHED LUXURY VILLAS
PRESENTED BY
ROCKWOOD
CUSTOM HOMES

# Overview

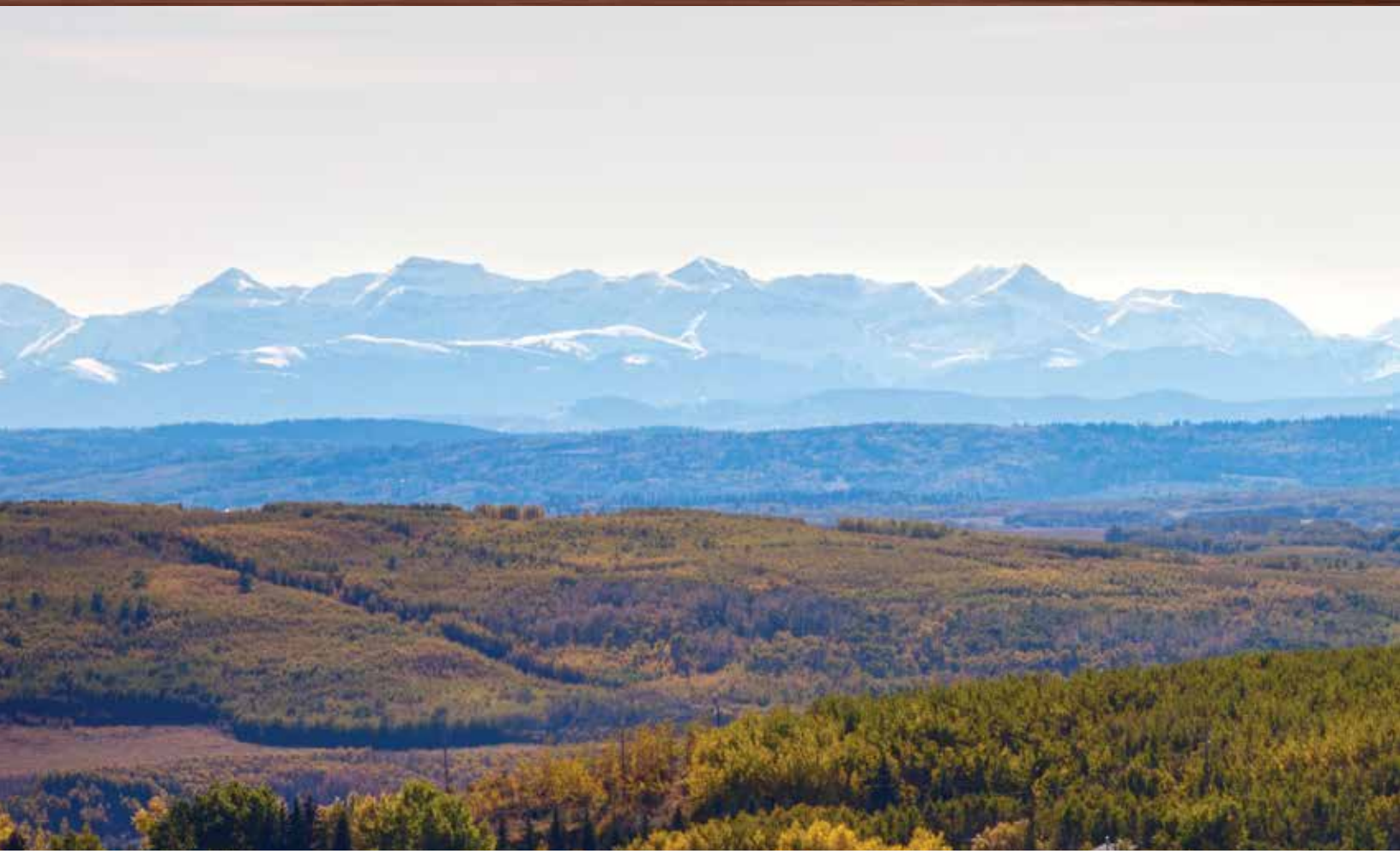
Prairie comfort meets West Coast style. Live in an exclusive development in one of Calgary's most desirable areas, with both scenic views and plentiful amenities, Rockwood's villas offer a beautiful blend of traditional elegance and modern design. Sophisticated yet accessible, Rockwood's villas are a unique manifestation of Calgary's distinct style of understated luxury.

Inspired by our Villas at Aspen Heights development, Rockwood will build four detached luxury villas adjacent to our existing Villas development. Our villas will align seamlessly with the existing streetscape and include tasteful exterior features such as top-quality acrylic stucco exteriors; high-quality, extruded aluminum windows; full-bed, natural stone; and exotic batu wood, giving the homes a uniquely organic contemporary feel. Architectural design and landscaping will tightly link the entirety of the community creating a cohesive, unified and well-planned development where each home adds beauty to the next.

Our four new villas will be nestled amongst 24 existing attached Villas of Aspen Heights as well as 42 individual home sites in the Aspen Heights community.




LOCATION OF VILLAS BY ROCKWOOD – CALGARY, ALBERTA



# Community and Lifestyle

Part of the master-planned Aspen Heights community, the villas offer a mature yet casual ambiance, and provide its residents with the best of what Calgary has to offer: excellent schools, ready access to recreation, elegant dining, select shopping and more.

At the pinnacle of Calgary's west side, Aspen Heights is synonymous with a comfortable, rewarding and upscale lifestyle. Located minutes from Aspen Landing and West Springs, numerous amenities are at your fingertips. Whether you're a shopper, a wine enthusiast or a lover of food, your passion awaits in Aspen Heights' nearby commercial districts.

Aspen Height's location also puts you in the perfect position to enjoy numerous recreational opportunities. Whether you're an avid golfer, biker, or runner or perhaps just enjoy an active lifestyle, year-round activities are plentiful and often, just a stone's throw away.

The community's location just 10 minutes north of Calgary's downtown core provides easy access to the office or any of Calgary's central attractions. Major transportation lines of Bow Trail, Sarcee Trail, and 17th Avenue make travel easy and convenient, as does the West LRT line which connects you to many of Calgary's popular attractions.

# Exterior Renderings and Landscaping

The architectural inspiration for Rockwood's villas is "prairie comfort meets West Coast style". A beautiful blend of traditional elegance and modern design, these transitional masterpieces will evoke feelings of openness, warmth and tranquility. The soft edges of the villas are sophisticated yet accessible, and fit well with Calgary's distinct style of understated luxury. Top-quality acrylic stucco exteriors are accented with full-bed, natural stone (sandstone or limestone from Whistler or Montana) and exotic batu wood, giving the homes a uniquely organic feel.

Other exterior treatments finished to the top-quality Rockwood standard will include:

- Oil-rubbed bronze work
- Thick and luxurious 2 and 1/4 inch front doors
- Top-of-the-line Vistalux windows with wood interiors
- A custom-designed metal chimney cap
- Decorative metal accents

ROCKWOOD'S LUXURY DETACHED VILLAS IN ASPEN HEIGHTS WILL SEAMLESSLY ALIGN WITH THE LOOK AND FEEL OF OUR ADJACENT VILLAS OF ASPEN HEIGHTS PROJECT, PICTURED HERE.

# Landscaping

## FRONT:

Stunning arch features and architectural planters will help to create a feeling of architectural harmony in the community. Planters will be built as the homes are constructed, keeping with the integrity of the architectural guidelines. The villas will be landscaped simply yet tastefully with grasses, stone and low shrubbery to be appealing yet low-maintenance.

## BACK:

Outdoor fireplaces, sheltered decks, and beautiful stone work all come together to create comfortable, livable, yet elegant and sophisticated backyard living areas. These private oases will provide the residents with much serenity and relaxation or, for those that enjoy entertaining family and friends, great opportunities for outdoor wining and dining.

RENDERING OF THE STREETSCAPE

# VILLAS
BY ROCKWOOD

## NOW SELLING
DETACHED LUXURY VILLAS

# Site Map

Please contact Rockwood Custom Homes for lot availability and pricing.

R RESERVED S SOLD

| | | | |
|---|---|---|---|
| **NOW SELLING:** | ROCKWOOD HOMESITES | BUNGALOW (VILLA HOA) | |
| ADJOINING PROPERTIES: | ICONIC HOMESITES | ESTATES HOMESITES | LUXURY VILLAS |

# Design Inspiration

All villas will have similar exterior features, architectural design, and landscaping so as to tightly link the entirety of the community creating a cohesive, unified and well-planned development where each home adds beauty to the next.

However, villa residents will have the option to choose their interior design style from three distinct Rockwood styles. Three beautiful design packages have been created by Rockwood to appeal to residents' individual tastes and preferences:

1. **TRANSITIONAL:** A perfect blend of traditional and contemporary. Smooth and simple detailing with just a hint of old world elegance; perfect for a warm family home. Neutral colour schemes, soft edges, blended marble, glass tile, soft fabrics and wood in warm hues characterize Rockwood's transitional style.

2. **TRADITIONAL:** old world elegance is updated and redefined in Rockwood's take on traditional homes. Custom glass tiles; pewter and brass; and rich, solid stonework provide beautiful, understated accents. Sturdy and timeless millwork; rich fabrics, textures and wallpaper add class to Rockwood's traditional homes.

3. **CONTEMPORARY:** unique, modern details that are new and fresh, but never cold. Clean lines, hard edges, steel, glass, stone and dark finishes characterize Rockwood's contemporary style.

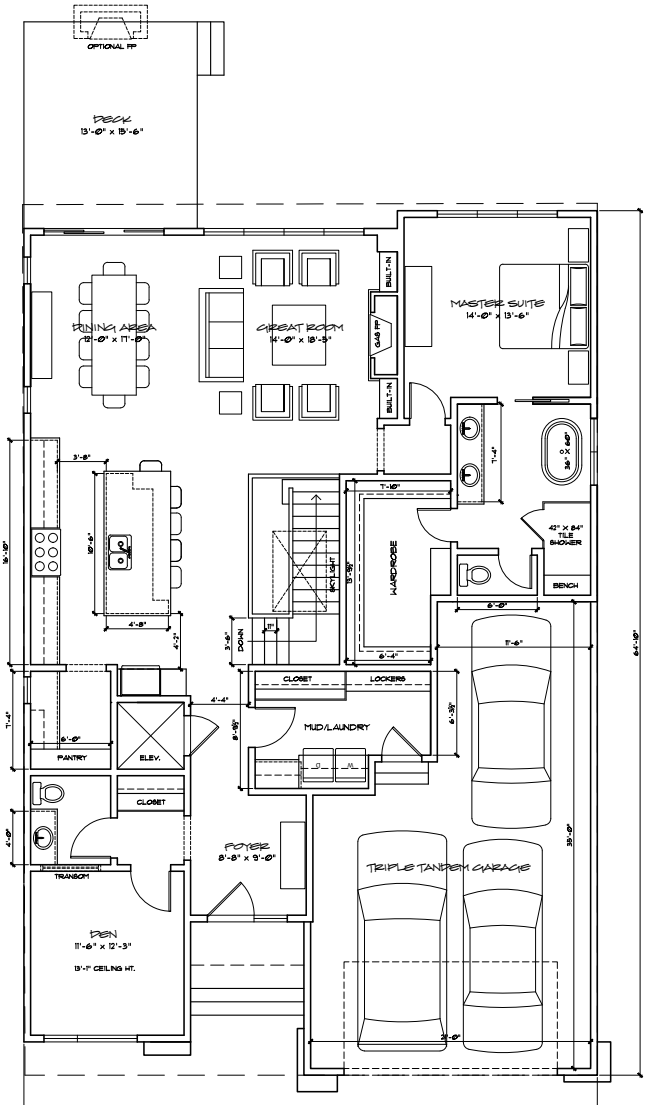
Each Rockwood style comes with numerous design options for homeowners to select. Villas at Aspen Heights residents can create their own unique masterpieces, perfectly suited to their individual tastes. Rockwood's experienced designers will, of course, be there every step of the way to help guide your design decisions allowing you to create a seamlessly integrated home in your desired style.

# Floor plans

Rockwood's floor plans for its detached luxury villas at Aspen Heights redefine spacious bungalow residences. Buyers can choose their select floor plan based on existing drawings, with some availability for customization (additional charges may apply).

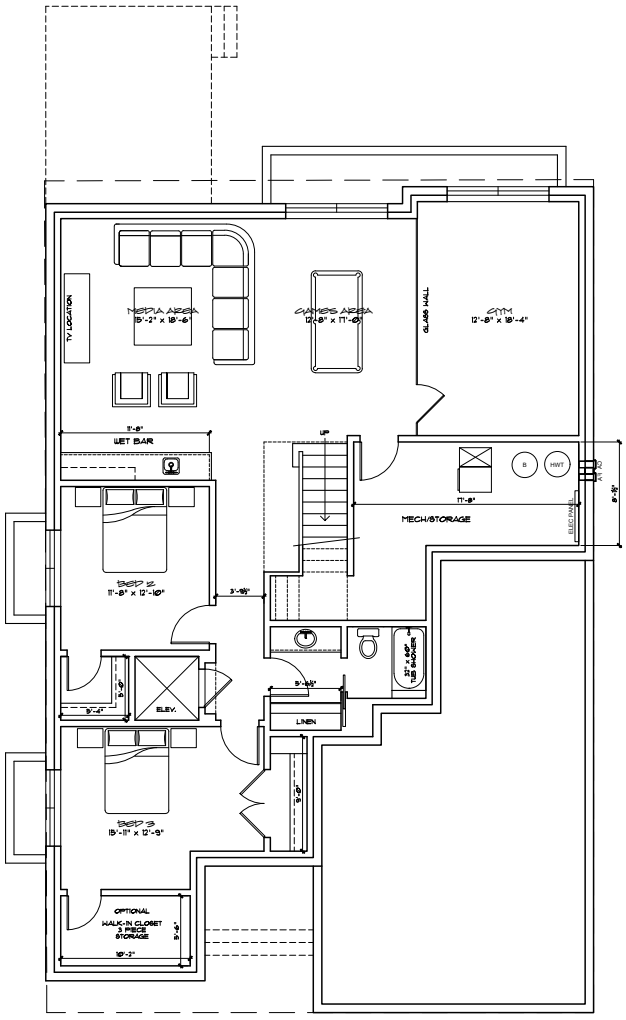
## A - MAIN FLOOR PLAN

Main Floor: 1,983 sq. ft.
Total: 3,615 sq. ft.




## A - LOWER LEVEL FLOOR PLAN

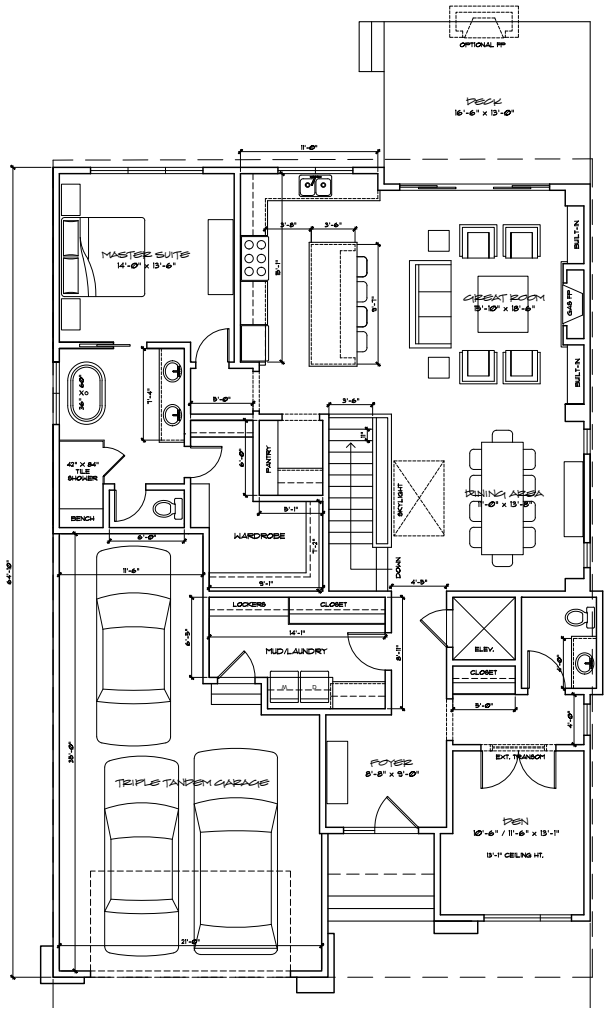
Lower Level: 1,632 sq. ft.




**Floor plans may not be exactly as shown, may be subject to change.*

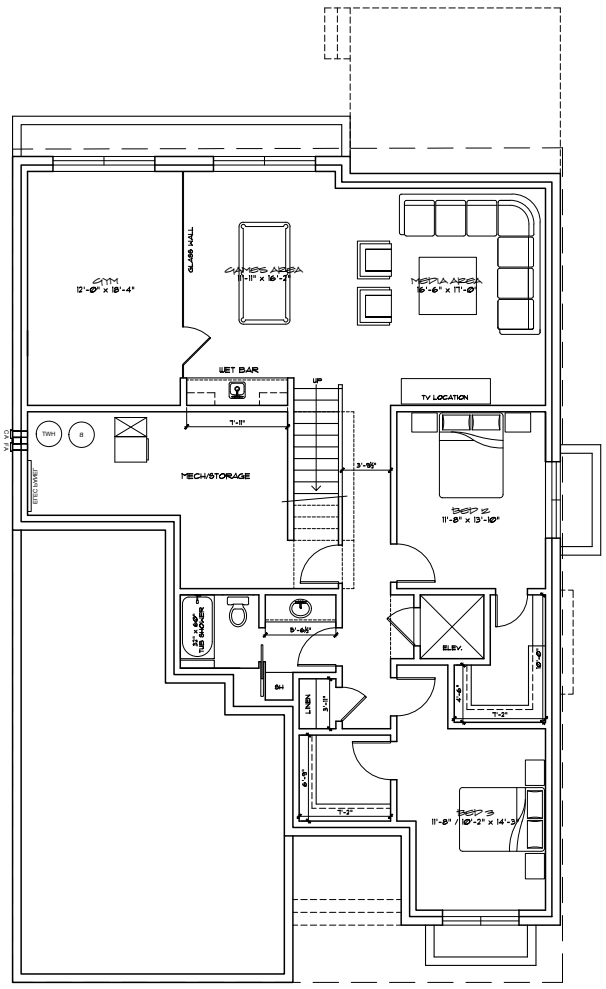
## B - MAIN FLOOR PLAN

Main Floor: 1,983 sq. ft.
Total: 3,615 sq. ft.



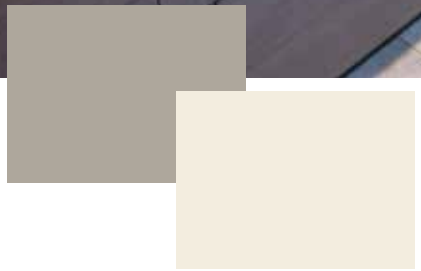

## B - LOWER LEVEL FLOOR PLAN

Lower Level: 1,632 sq. ft.




**Floor plans may not be exactly as shown, may be subject to change.*

# TRANSITIONAL STYLE



# Transitional Design

Our signature Rockwood style, our transitional design is the perfect blend of traditional comfort and contemporary edge. It is an elegant, enduring design style that is both comfortable and classic. Through its simple lines, neutral color schemes, and use of light and warmth, our transitional style seamlessly links the best of both the traditional and modern worlds.

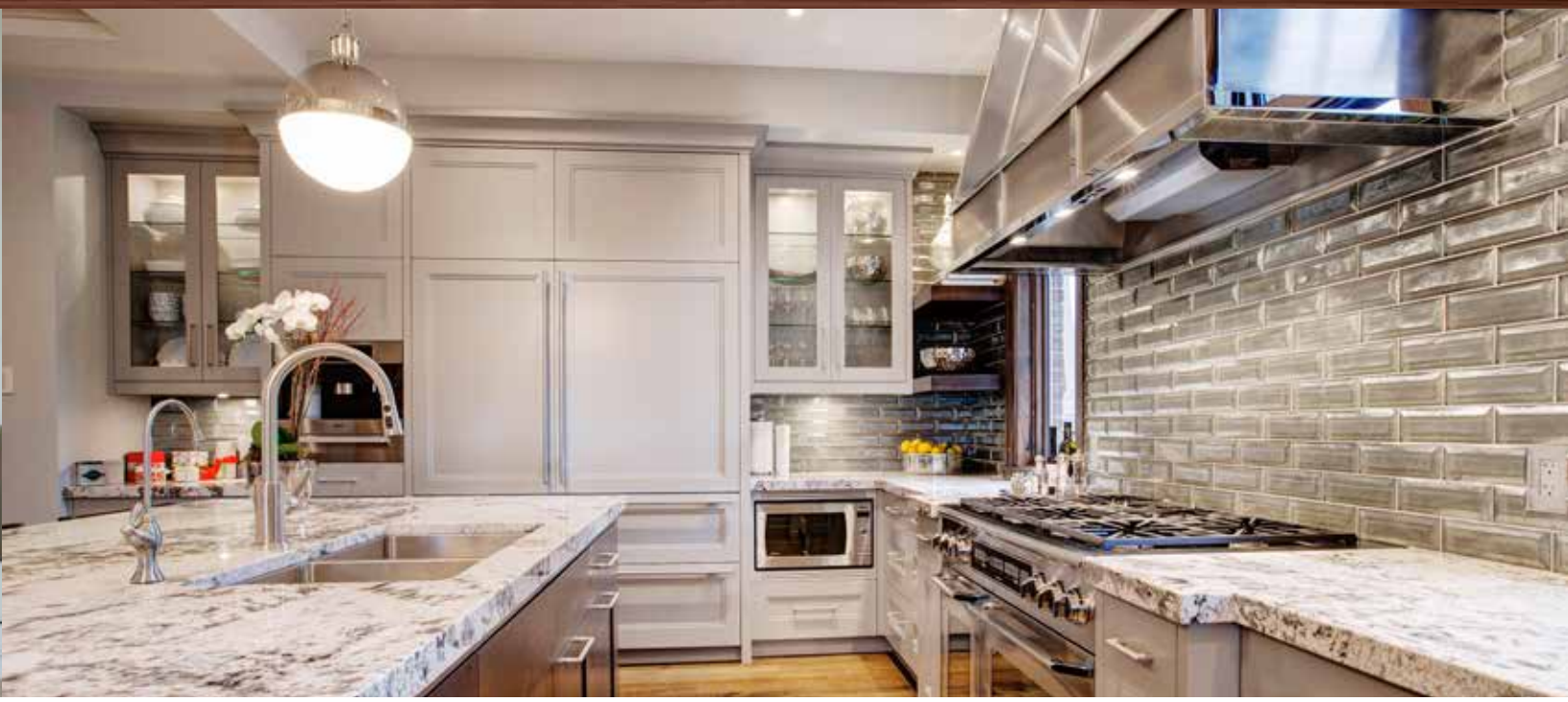
**Rockwood preferred style:** The transitional style has been selected by Rockwood as the preferred choice to build the beautiful, prairie-chic inspired villas.

## TRANSITIONAL DESIGN FEATURES INCLUDE:

- Wood in warm tones
- Neutral, warm or cool colour palettes
- Glass and marble tile accents
- Granite and quartz countertops
- Painted cabinetry in light tones with wood accents
- Stainless steel fixtures
- Steel and/or glass lighting
- Modern, top-of-the-line appliances
- Leather and soft fabric furnishings and details
- Glass staircase with stainless steel clips and wood newel posts

# TRANSITIONAL STYLE

# TRADITIONAL STYLE



# Traditional Design

Old-world elegance is updated and refined in Rockwood's traditional style. A design style made popular in the 18th and 19th centuries, traditional homes are still highly favoured today and make for excellent family homes. Rich tapestries, warm wood, window dressings, fine craftsmanship and built-in cabinetry define this timeless interior design style. Often regarded as graceful and elegant, Rockwood's traditional homes mix old and new design elements seamlessly and without apology.

**Rockwood alternate style:** The traditional style is offered by Rockwood as an alternate design option to build the beautiful, prairie-chic inspired villas.

## TRADITIONAL DESIGN FEATURES INCLUDE:

- Wood in warm tones
- Neutral or warm colour palettes
- Custom glass tile
- Light marble and granite
- Pewter and brass fixtures
- Rich, solid stonework
- Sturdy and timeless millwork
- Rich fabrics, textures and wallpaper
- Classic, top-of-the-line appliances
- Staircase featuring wood spindles and railing

# TRADITIONAL STYLE

# CONTEMPORARY STYLE

# Contemporary Design

Rockwood's contemporary design style reflects the very latest of today's modern tastes. Furnishings and built-ins feature clean lines and smooth surfaces, without additional adornment. Styling is simple but highly sophisticated, with hard edges paired with softer silhouettes and bold accents. Stone, steel and glass are synonymous with this edgy design style that appeals to design mavens and aficionados seeking the very latest in design and decorating trends.

**Rockwood alternate style:** The contemporary style is offered by Rockwood as an alternate design option to build the beautiful, prairie chic inspired villas.

## CONTEMPORARY DESIGN FEATURES INCLUDE:

- Wood in either dark or light tones
- Clean lines
- Tone-on-tone, neutral or cool colour palettes
- Hard edges
- Stainless steel, nickel or chrome fixtures
- Stylish and modern lighting
- Frosted or clear glass
- Bold accents
- Modern, top-of-the-line appliances
- Natural fabrics and geometric patterns
- Glass staircase with stainless steel clips

# CONTEMPORARY STYLE

# NOW SELLING

## DETACHED LUXURY VILLAS

www.rockwoodcustomhomes.com

P: 403-452-5955

E: info@rockwoodcustomhomes.com