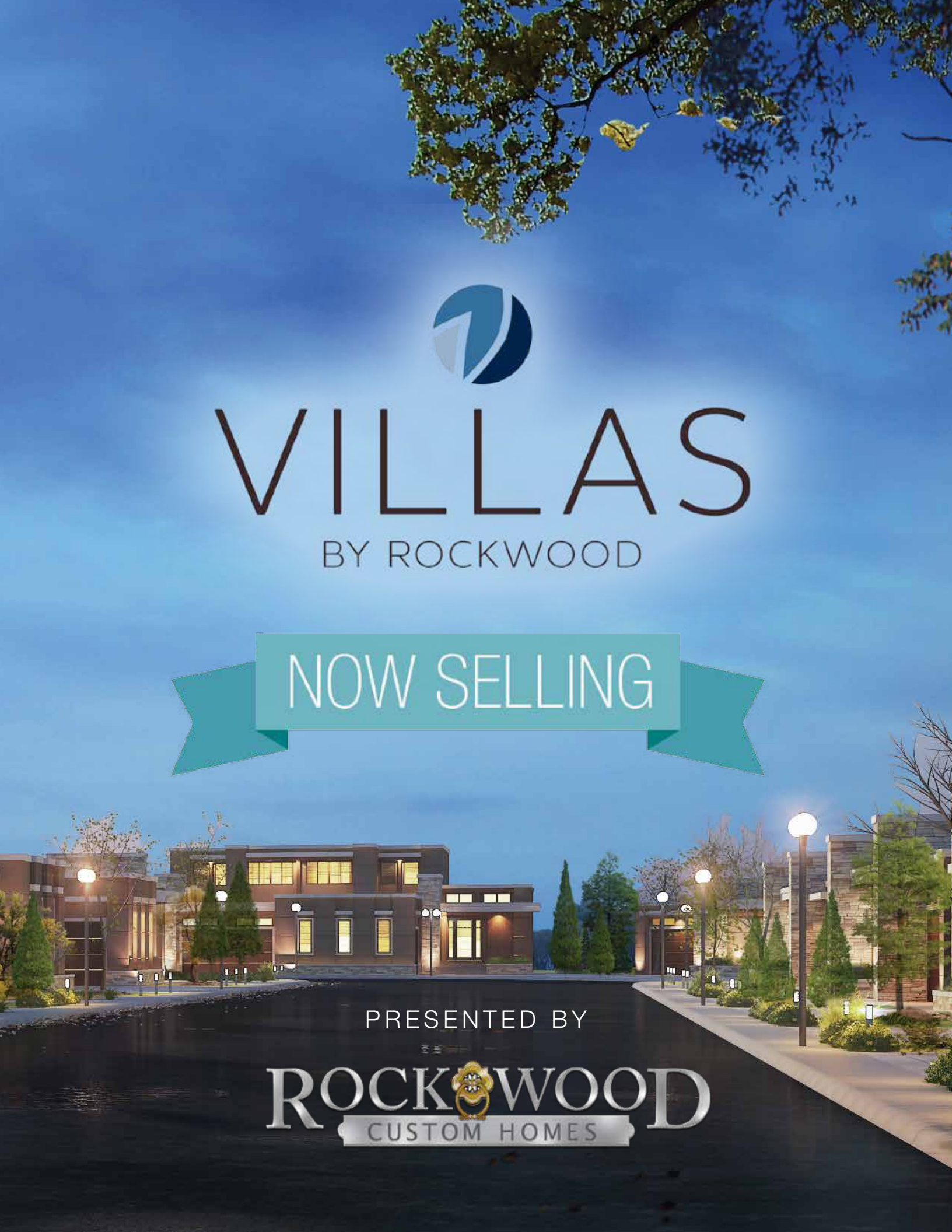
VILLAS
BY ROCKWOOD
NOW SELLING
PRESENTED BY
ROCKWOOD
CUSTOM HOMES

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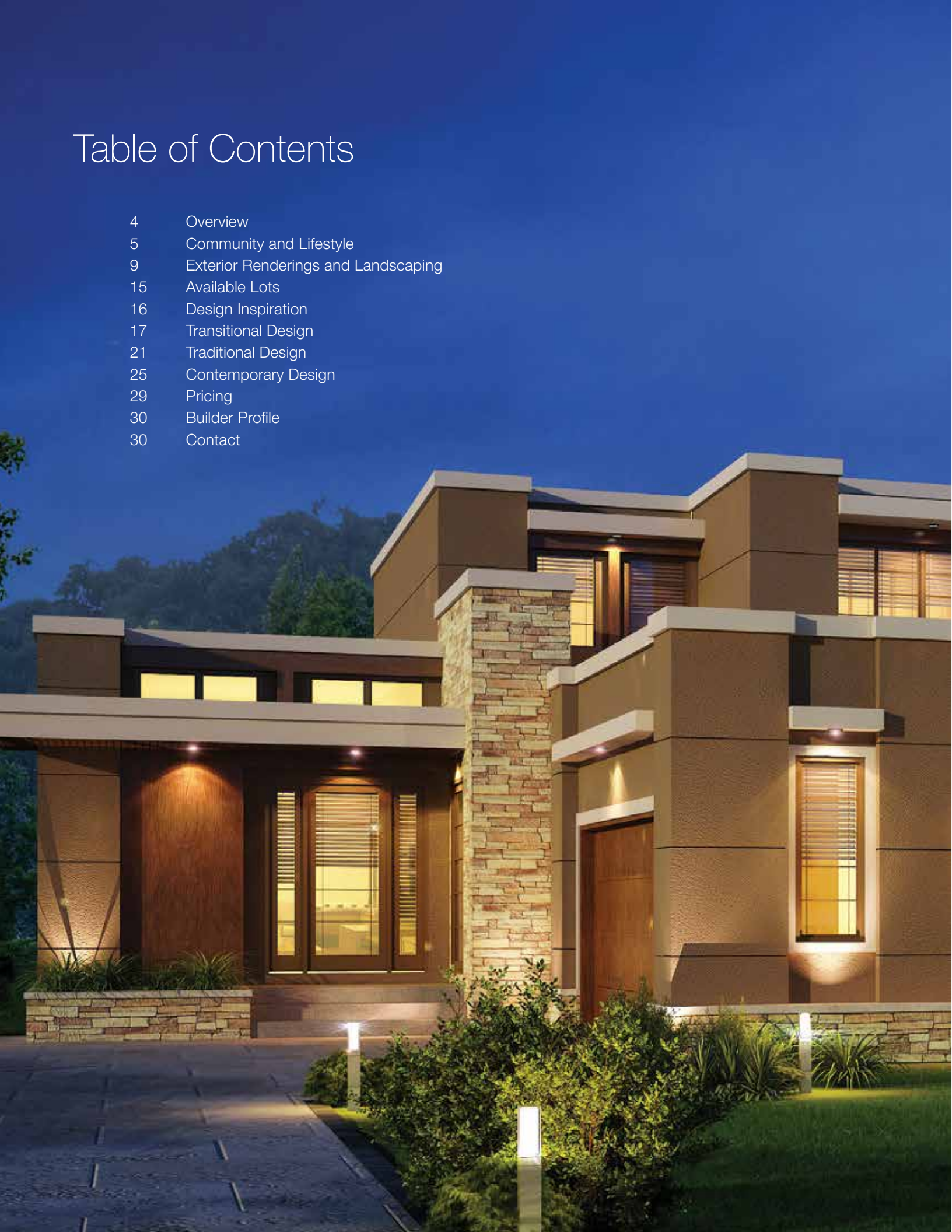
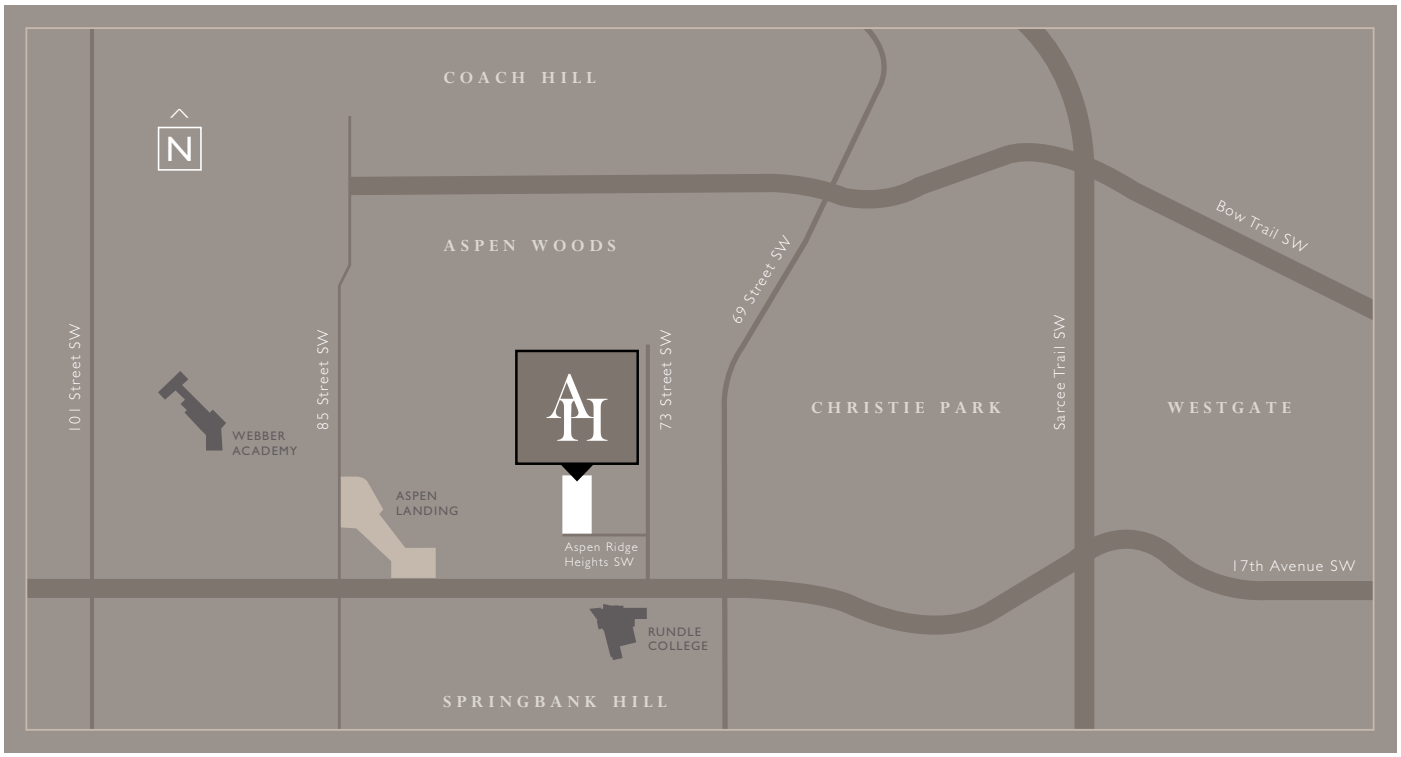


Overview

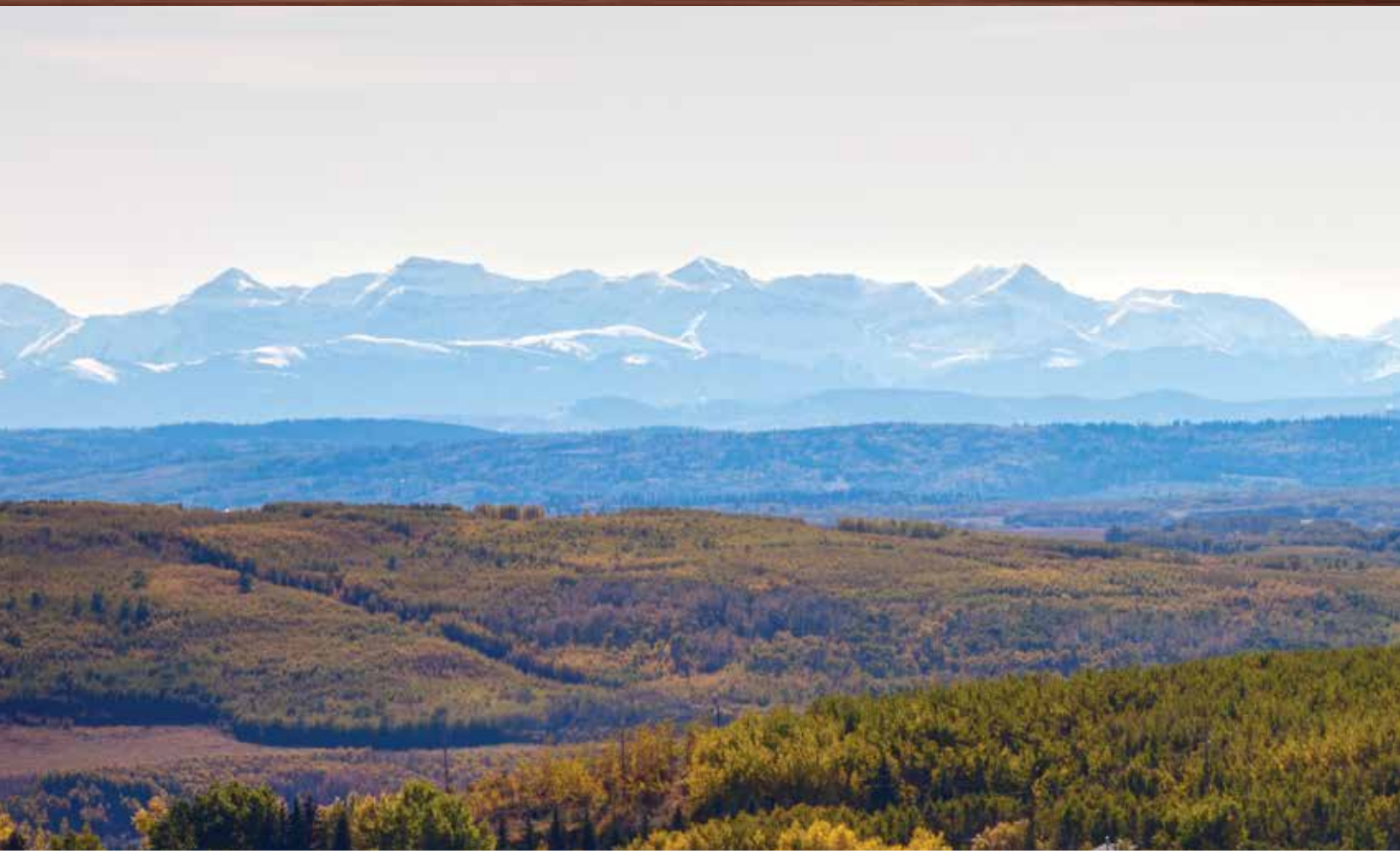
Prairie comfort meets West Coast style at the Villas of Aspen Heights. An exclusive development in one of Calgary's most desirable areas, with both scenic views and plentiful amenities, the villas offer a beautiful blend of traditional elegance and modern design. Sophisticated yet accessible, the Villas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

Rockwood's plan for the prairie-chic inspired Villas at Aspen Heights will include two styles of homes: spacious bungalows as well as tasteful 1.5 storey residences. All villas will have tasteful exterior features that include 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.

Rockwood's exclusive Villas at Aspen Heights will be nestled amongst just 42 individual home sites in the Aspen Heights community, and opportunities to be part of this exclusive community of only 24 units are now available.



LOCATION OF VILLAS AT ASPEN HEIGHTS – 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 the Villas at Aspen Heights 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

« BUNGALOW STYLE VILLA RENDERING

« 1.5 STOREY STYLE VILLA RENDERING

Landscaping

FRONT:

Stunning arch features and architectural planters will elegantly and seamlessly join the villas and 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 set off from the roads and landscaped simply yet tastefully with grasses, stone and low shrubbery to be appealing yet low-maintenance. The front yards will feel significant as driveways will be separated (located on either end of the villa) creating a joint front area for the attached homes, giving the villas the aura of a large single-home front yard.

BACK:

Outdoor fireplaces, sheltered decks, and beautiful stone work all come together to create comfortable, livable, yet elegant and sophisticated backyard living areas. Reminiscent of walled courtyards, backyards will be constructed to be low-maintenance but high-appeal. 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.

Creating a beautiful harmony between indoor and outdoor living, these tasteful outdoor extensions will make the villas feel bigger than just their indoor square footage.

RENDERING OF THE STREETSCAPE OF THE VILLAS AT ASPEN HEIGHTS BY ROCKWOOD

BUNGALOW STYLE VILLA RENDERING

RENDERING OF BUNGALOW-STYLE VILLA

(Two designs – depending on Right or Left location)

- Elevator options available for side B bungalows
- 575 sq ft oversized, attached double garage
- Open main area includes kitchen, great room and dining area
- Master bedroom with walk-in wardrobe and 5-piece ensuite
- Front-facing office
- Large entry foyer
- Fireplace in great room
- Additional bathroom on main
- Partially covered deck with built-in fireplace and gas outlet for BBQ
- Elegant, covered front veranda

BUNGALOW SIDE A

Main Floor:	1916 sq ft
Lower Level:	1532 sq ft
Total:	3448 sq ft
Deck:	205 sq ft

BUNGALOW SIDE B

Main Floor:	1921 sq ft
Lower Level:	1605 sq ft
Total:	3526 sq ft
Deck:	209 sq ft

1.5 STOREY STYLE VILLA RENDERING

RENDERING OF 1.5 STOREY VILLA

(Two designs – depending on Right or Left location)

- Elevator options available
- 575 sq ft oversized, attached double garage
- Open main area includes kitchen, great room and dining area
- Large walk-in kitchen pantry
- Master bedroom on upper with walk-in wardrobe and 5-piece ensuite
- Main-floor den
- Large laundry/mud room off of garage
- Additional bathroom on main
- Change to 'partially covered decks with a built in BBQ or Fireplace (depending on floor plan)
- Elegant, covered front veranda

1.5 STOREY SIDE A

Main Floor:	1527 sq ft
Upper:	788 sq ft
Basement:	
Developed Area	1292 sq ft
Including Utility	1458 sq ft
Deck:	398 sq ft
Lower Level Walkout Patios:	118 sq ft

1.5 STOREY SIDE B

Main Floor:	1603 sq ft
Upper:	764 sq ft
Basement:	
Developed Area	1322 sq ft
Including Utility	1525 sq ft
Deck:	368 sq ft
Lower Level Walkout Patios:	115 sq ft

VILLAS
BY ROCKWOOD

Lot Map

** Please contact Rockwood Custom Homes for lot availability.*

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.

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.

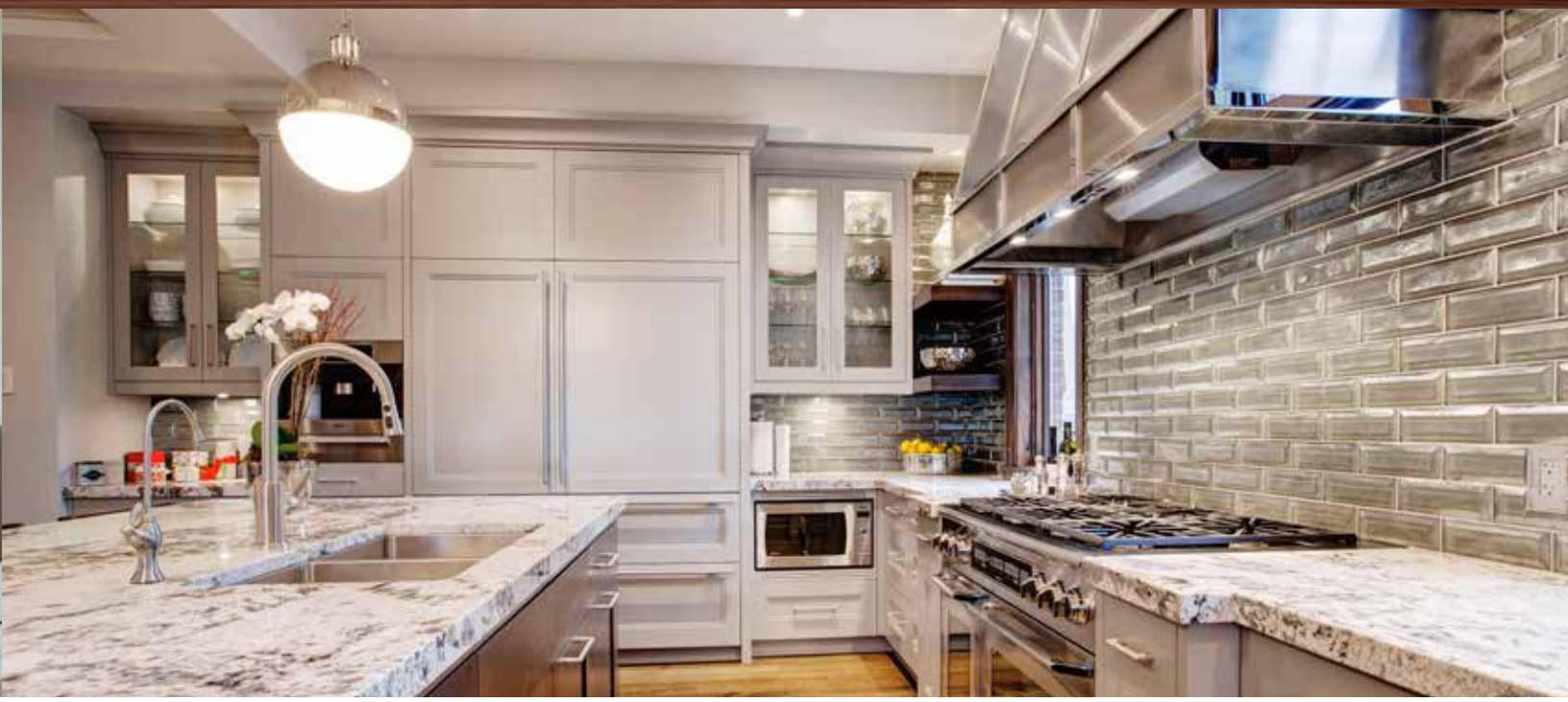
Rockwood preferred style: The transitional style has been selected by Rockwood as the preferred choice to build the beautiful, prairie-chic inspired Villas of Aspen Heights. All pricing presented is based on the transitional design and style elements.

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 of Aspen Heights. Those that select a traditional design for their villa will incur additional costs over and above the transitional design model.

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 of Aspen Heights. Those that select a contemporary design for their villa will incur additional costs over and above the transitional design model.

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

Pricing

Rockwood Custom Homes is a boutique builder specializing in high-end, luxury home builds that appeal to Calgary's most exclusive home buyers. The Villas at Aspen Heights will be built along that same vein, as a high-quality, high-end development constructed for the finest of tastes and the most discriminating of buyers. The Villas at Aspen Heights will appeal to discerning home buyers who value tasteful and quality construction that withstands the test of time.

PRICE PER VILLA STYLE:

Style	Price (starting at):
Bunglaow	$1.535M plus GST depending on specifications.
1.5 Storey	$1.85M plus GST depending on specifications.

Note: Prices as listed represent base models of each type of villa. Additional costs for extras will be priced out for you by your sales associate.

Builder Profile

Based in Calgary and founded in 2009 by Allison Grafton and Grainger Nimmo, Rockwood Custom Homes is an award-winning boutique custom home construction and renovation company that works closely with discriminating clients to deliver exceptional results.

Guided by its two partners, Rockwood offers a full suite of construction, architectural and interior design services. We use only the finest quality materials in home construction, carefully considering every detail. Experienced trades people are hand selected to fit not only the superior quality standards that clients can expect from Rockwood, but to also match the architectural and design elements of an individual project or development.

When you build beautiful homes, treat a client's investment as if it were your own and provide outstanding customer service, people stand up and take notice. Rockwood Custom Homes has been consistently recognized across the country as an outstanding organization with top-notch leadership. Most recently a two-time winner of *Alberta Venture's* Contractor of the Year award, Rockwood creates a "stress-free" experience for clients during the build process, going above and beyond to make sure beautiful homes are delivered on time and on budget.

For more information about Rockwood Custom Homes, please visit: **rockwoodcustomhomes.com**

"A luxury boutique builder.
with heart."

Contact

Contact us today to find out more about this exclusive Rockwood development or to express your interest. Opportunities are limited and sure to sell out fast.

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