



ABBY FARM

BY ROCKWOOD CUSTOM HOMES



A ROCKWOOD EXCLUSIVE DEVELOPMENT

Abby Farm. The next notable living experience by Rockwood Custom Homes.

Be a part of this timeless, fully managed community in the sought-after west end of Calgary. Abby Farm is masterfully designed to capture big western sky views, framed by legacy trees, and home to only 24 premium lots. This is your opportunity to choose a unique home-site and to build your custom home or luxury bungalow villa. Abby Farm will boast signature

Rockwood Custom Homes design and architecture for the most discerning buyer. As a private, managed development featuring perimeter fencing, Abby Farm will provide low-maintenance single family homes and maintenance-free villas that will offer a flexible and stylish lifestyle.

Take advantage of the enduring value found in a Rockwood-exclusive community.

SINGLE-FAMILY LOT LIST

MARKETING LOT	LOT AREA	BUILD STYLE	HOME STYLE OPTION	LOT TYPE
4	8,691.8 sq.ft.	Single-Family	Bungalow/Two Storey	Side Walkout
11	7,069.7 sq.ft.	Single-Family	Bungalow	Forced Walkout
12	6,876 sq.ft.	Single-Family	Bungalow	Forced Walkout
13	6,702.7 sq.ft.	Single-Family	Bungalow	Forced Walkout
14	7,431.4 sq.ft.	Single-Family	Bungalow	Walkout
15	6,919 sq.ft.	Single-Family or Villa	Bungalow	Walkout
16	6,484.2 sq.ft.	Single-Family or Villa	Bungalow	Walkout
17	6,459.4 sq.ft.	Single-Family or Villa	Bungalow	Walkout
1	6,271 sq.ft.	Single-Family	Two Storey	Flat
2	6,593.9 sq.ft.	Single-Family	Two Storey	Side Walkout
3	8,051.4 sq.ft.	Single-Family	Bungalow/1.5 Storey	Walkout
22	8,300 sq.ft.	Single-Family	Two Storey	Walkout
23	8,511 sq.ft.	Single-Family	Two Storey	Side Walkout
24	9,262.3 sq.ft.	Single-Family	Two Storey	Flat

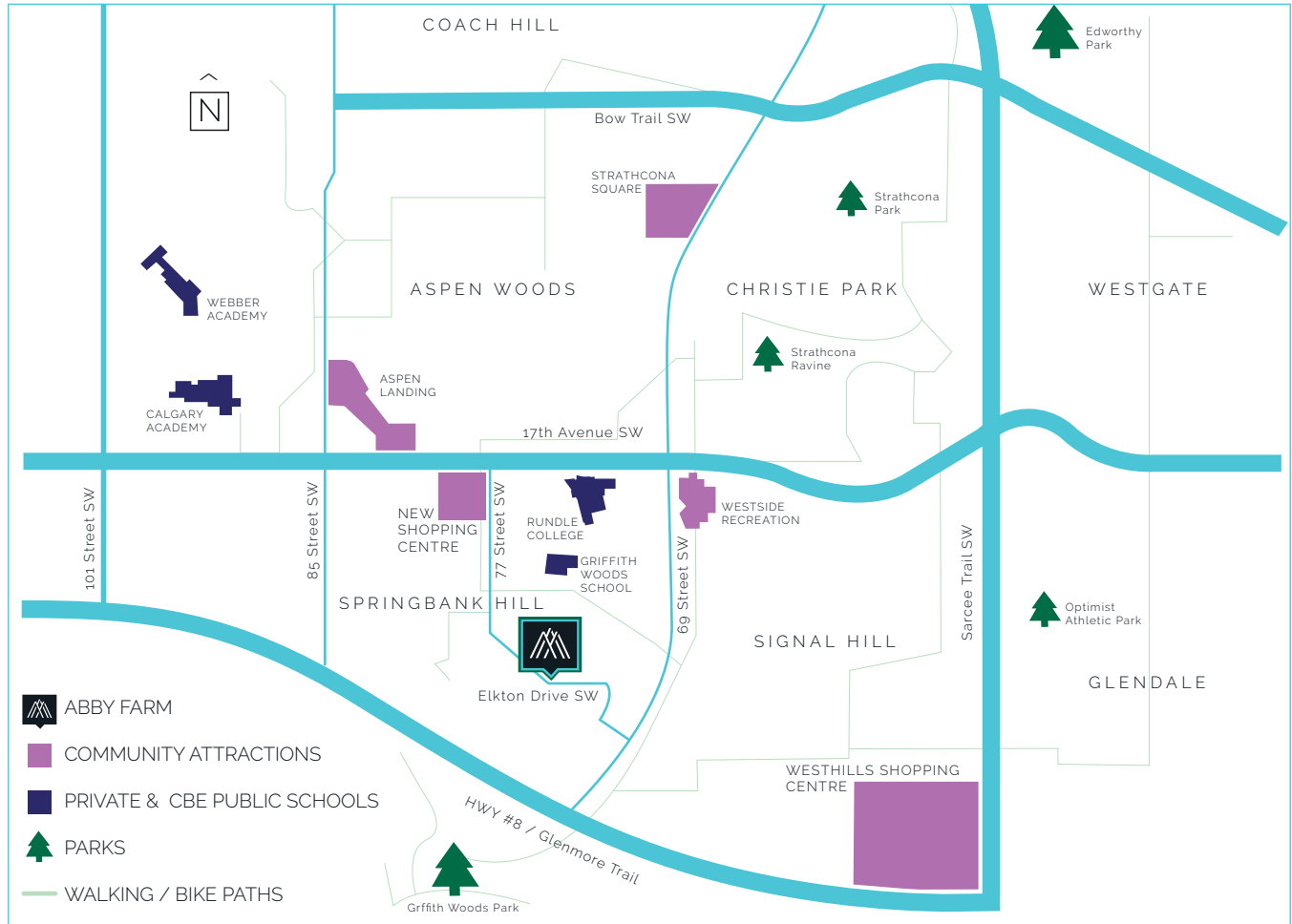
LUXURY VILLAS LOT LIST

MARKETING LOT	LOT AREA	BUILD STYLE	HOME STYLE OPTION	LOT TYPE
5	7,014.8 sq.ft.	Villa	Bungalow	Walkout/Forced
6	6,586.3 sq.ft.	Villa	Bungalow	Walkout/Forced
7	6,631.6 sq.ft.	Villa	Bungalow	Walkout/Forced
8	6,587.5 sq.ft.	Villa	Bungalow	Walkout/Forced
9	6,550.9 sq.ft.	Villa	Bungalow	Walkout/Forced
10	6,463.7 sq.ft.	Villa	Bungalow	Walkout/Forced
15	6,919 sq.ft.	Single-Family or Villa	Bungalow	Walkout/Forced
16	6,484.2 sq.ft.	Single-Family or Villa	Two Storey	Walkout/Forced
17	6,459.4 sq.ft.	Single-Family or Villa	Two Storey	Walkout/Forced
18	5,834 sq.ft.	Villa	Bungalow	Walkout/Forced
19	5,888.9 sq.ft.	Villa	Bungalow	Walkout/Forced
20	5,943.8 sq.ft.	Villa	Bungalow	Walkout/Forced
21	6,451.9 sq.ft.	Villa	Bungalow	Walkout/Forced



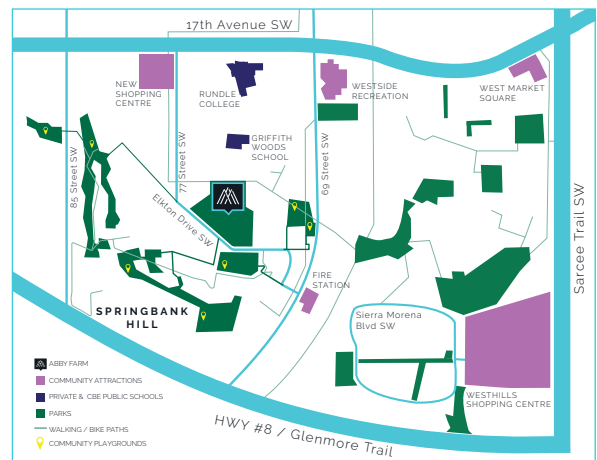
COMMUNITY FEATURES

Above the established and desirable community of Springbank Hill on Calgary's west side, Abby Farm is close to the city core, numerous shops and restaurants, and a gateway to the Rocky Mountains.



Residents will enjoy:

- Ready access to major commuter corridors, including the new Calgary Ring Road.
- Shops, restaurants, and professional services at your fingertips.
- Some of Calgary's best schools.
- Outdoor recreational opportunities and nearby Calgary's Westside Recreation Centre.
- Easy access to the Rocky Mountains, with Canmore less than an hour's drive.





**Images are a general representation of landscaping features.*

Professionally overseen by a property manager, Residents will have a choice to opt into the Low Maintenance Living package which includes, but is not limited to:

- Snow removal.
- Lawn care.
- Weeding and planting of annuals.
- Power washing.
- Annual window cleaning.
- Bi-annual woodwork staining.
- Stucco, stone & roof inspections as necessary.
- Annual Christmas light installation and removal.

SINGLE FAMILY ESTATE LOTS

We will bring your fully envisioned and individually designed Rockwood home to life, completely built to your personal tastes and lifestyle. All Rockwood custom-built homes feature best-in-class engineering, top-quality finishes and superior craftsmanship. A Rockwood home results in measurable, overall value for homeowners. Choose from our premium single-family lots, all with large southwest facing backyards.

Homes in this exclusive community will follow strict architectural controls to maintain a unified, cohesive design and a high standard. With a full comprehensive landscape plan, unique street lighting and a masterfully visioned community, Abby Farm raises the bar for refined living.





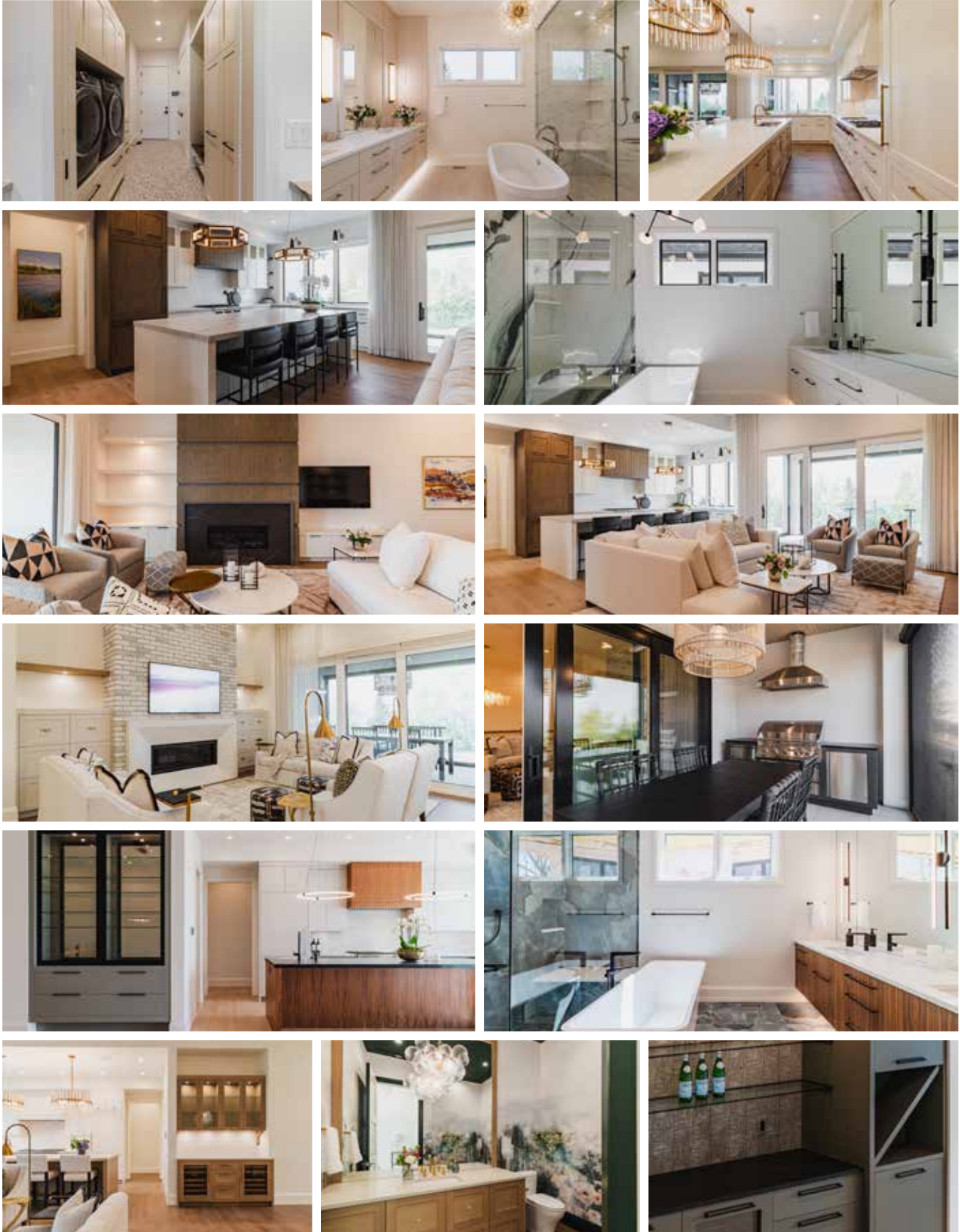
LUXURY BUNGALOW VILLAS

Abby Farm bungalow villas boast 3,600 square feet of luxury architecture and interior design. Enjoy the benefits of maintenance-free living, a perimeter-fenced property, curated landscaping, and mature trees. Your dedicated construction and design project managers will work directly with you to realize your vision for your Villa. All Villas feature custom design and interior selections.

Following the success of the sold-out and highly sought-after Villas at Aspen Heights, the Villas at Abby Farm offer:

- 3,600-square-feet of open-concept, luxury living space.
- Bungalow-style layouts with primary suite on the main level.
- Fully developed lower level, with walkout options and two additional bedrooms.
- Perimeter-fenced and beautifully landscaped yard that includes a full irrigation system, mature trees, and gardens.
- Big Alberta sky and view corridors to the Rocky Mountains.
- Low-maintenance living. Property and exterior maintenance are fully serviced via Condo fees.





Interior Design Style: TRANSITIONAL

A perfect blend of traditional and contemporary. Smooth and simple detailing with a hint of classic styles; perfect for a warm family home. Neutral colour schemes, soft edges, blended marble, glass tile, soft fabrics and warm-hued wood characterize Rockwood's transitional style.



Interior Design Style: CONTEMPORARY

Bright, airy and clean design characterize this modern design style. Clean lines, hard edges, glass, stone and dark finishes feature heavily in Rockwood's contemporary style. Whites, greys, dark wood and steel accents pair seamlessly to deliver sophisticated elegance.





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LIMITED OPPORTUNITY

To be a part of this exclusive community by Rockwood Custom Homes
please book your appointment today.

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