

Elegant

MORENA west

elegant distinguished exclusive.

These three words are at the heart of creating Morena West in Sienna Hills. Convenient west side living and elegant home designs make this beautiful, low maintenance, urban community a masterpiece in the making. With just 54 distinguished bungalow villas available, this exclusive new community sets a new standard in condominium living.



quality living

Morena West respects the demands of your re-energized lifestyle. Your new villa delivers a choice of design interiors with attention to detail throughout. Choose from various floor plans and personalize with a selection of quality fixtures and finishes to create a new home in a contemporary or classic style. Exteriors reflect the craftsmanship of the Arts & Crafts era with landscaped outdoor living spaces that provide room for entertaining in the exclusive setting this property and location offers.

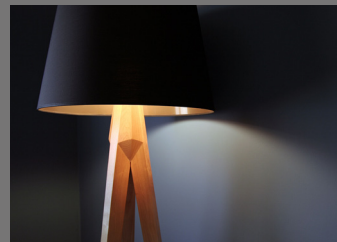


easy living

Take one look at Morena West and right away you'll want to entertain family and friends in the generous living area that opens onto a spacious deck, or create gourmet magic in the chef's kitchen with centre island. Or relax in the comfortably sized master, featuring an ensuite spa with soaker tub, frameless glass shower, double sinks and a roomy walk-in closet complete with high-end, built-in organizers. We call this easy living but we're confident you'll want to call it home.

Distinguished

quality fixtures in contemporary or classic styles



Morena
west

specifications

Exteriors

- Semi-detached bungalow villa style homes, some available with lower level walk-out
- Open concept floor plans
- Low-E Argon filled casement window package opening up beautiful views of the Rocky Mountains
- Generous main floor decks with aluminum spindle railing
- Double car garage with 2 remote garage door openers

Living

- Choice of 3 designer color packages
- 9' ceilings throughout
- Elegant gas fireplace
- Choice of Maple or Oak hardwood floors in kitchen and living/dining room
- 36oz nylon carpet in two styles in master bedroom and den
- Contemporary 12"x24" floor tile in foyer and bathrooms

Bed & Bath

- Custom built-in shelving in ensuite walk-in closets
- Kohler undermount sinks (vessel sinks in ensuites)
- Contemporary 'Wicker Park' lavatory by Gerber
- Frameless glass shower doors
- Select stone or quartz countertops
- Delta 'Compel' fixtures and faucets
- Acrylic soaker tub and separate shower in master ensuite

Kitchen

- Large open concept kitchen with oversized centre island
- Select stone or quartz countertops
- Maple cabinets with flat panel or shaker door options
- Soft close cabinets and drawers
- Blanco undermount stainless steel, dual basin sinks
- Delta chrome 'Trinsic' faucet with pull out spray
- Full height 4"x16" stacked porcelain tile backsplash
- Sleek stainless steel KitchenAid EnergyStar™ appliance package featuring a french door refrigerator, ceran top self-cleaning range, chimney style hood fan, built-in microwave and options for a KitchenAid gas range or built-in wine fridge.

Warranty

- 1-2-5-10 warranty through The Alberta New Home Warranty Program
- Deposit protection insurance

Special Features and Upgrades

Opportunity for upgrade finishes and fixtures. Please see the Sales Associate for details of our upgrade offerings.

- Upgraded with fibre optic wiring and a Telus connection Panel (P3000 Hub).
- All new home buyers will receive free High Speed Optic Internet, HD Optic TV and a free PVR for one year courtesy of Rockford Developments in partnership with Telus.

liveatmorenawest.com



make your memories

Morena West is situated in a highly desirable west side location, completely enclosed for privacy and security. The development is a prime example of outstanding value and superior workmanship, boasting features that suit the needs of discerning homeowners while creating unique sanctuaries for work, study, rest and recreation in a respected and established neighbourhood.

Each bungalow duplex villa features 1492 sq.ft. of developed living space and a choice of sophisticated floor plans. There are two bedrooms, two bathrooms, a full size gourmet kitchen open to spacious living and dining, leading onto a large back deck overlooking professionally landscaped and maintained grounds. Optional lower-level development is also available.

 Lower Level Walkout



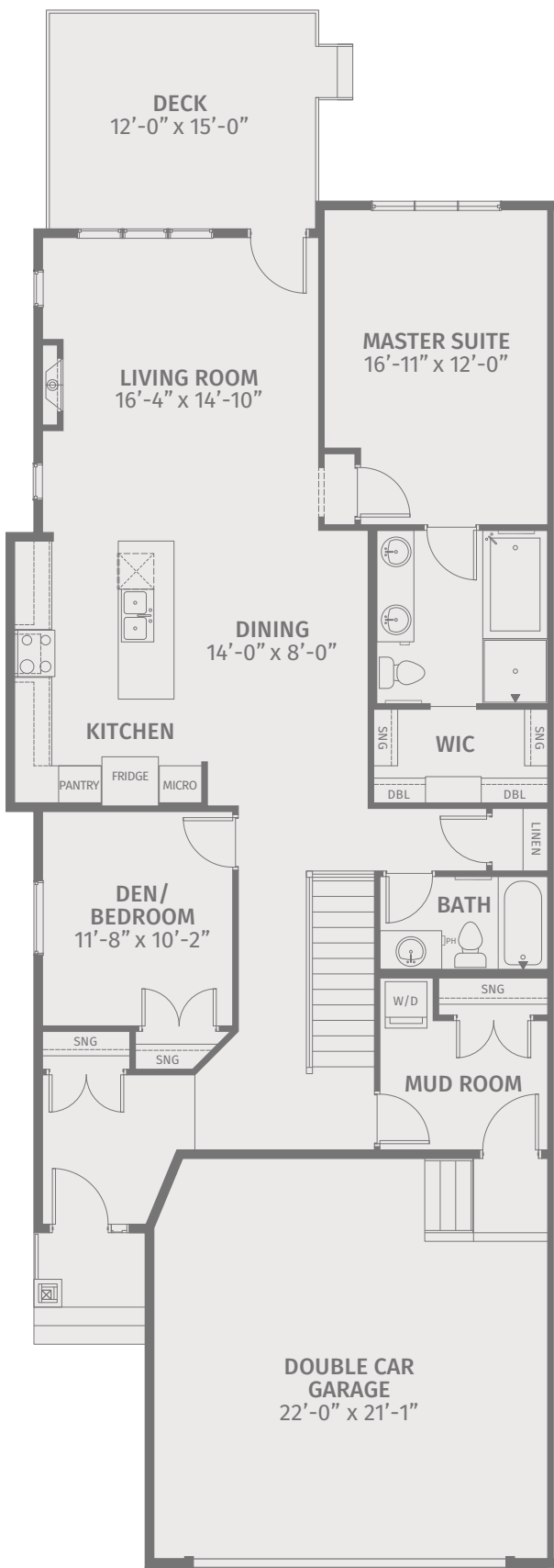
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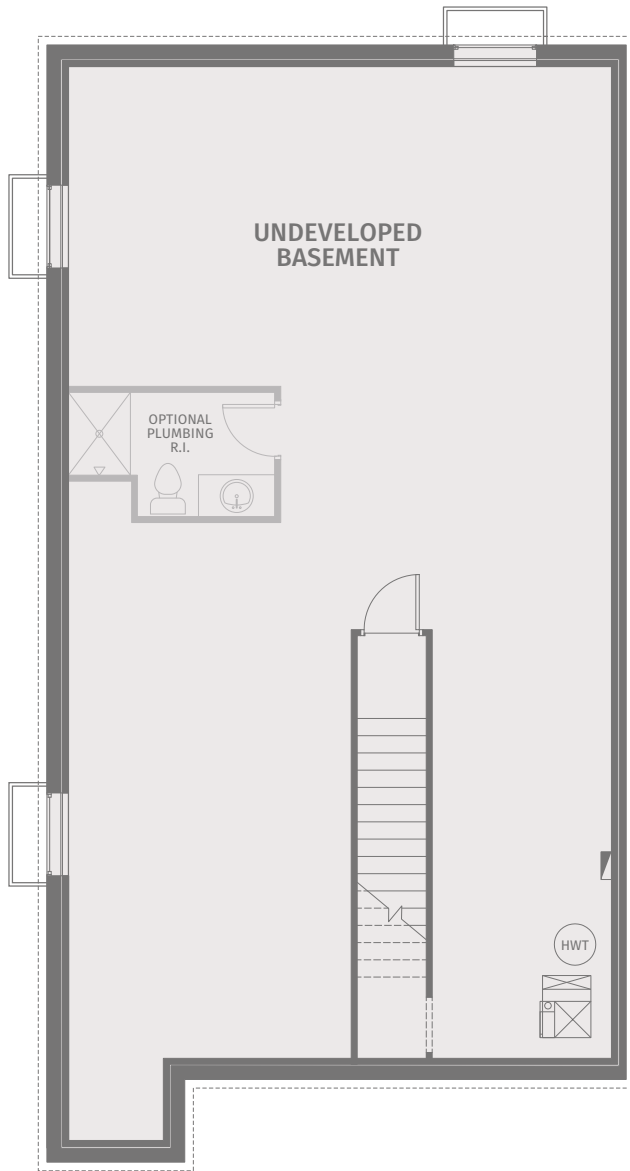
EXISTING SINGLE FAMILY DEVELOPMENT

WESTSIDE KING'S CHURCH PROPOSED DEVELOPMENT

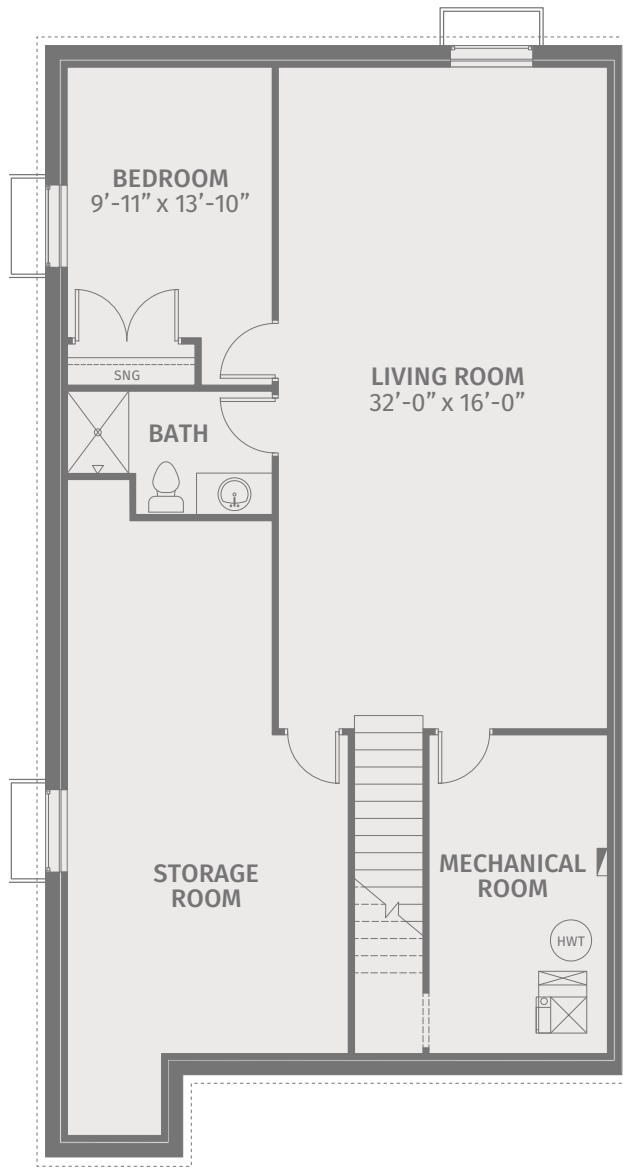
*Not to scale. E&OE. Artist rendering.



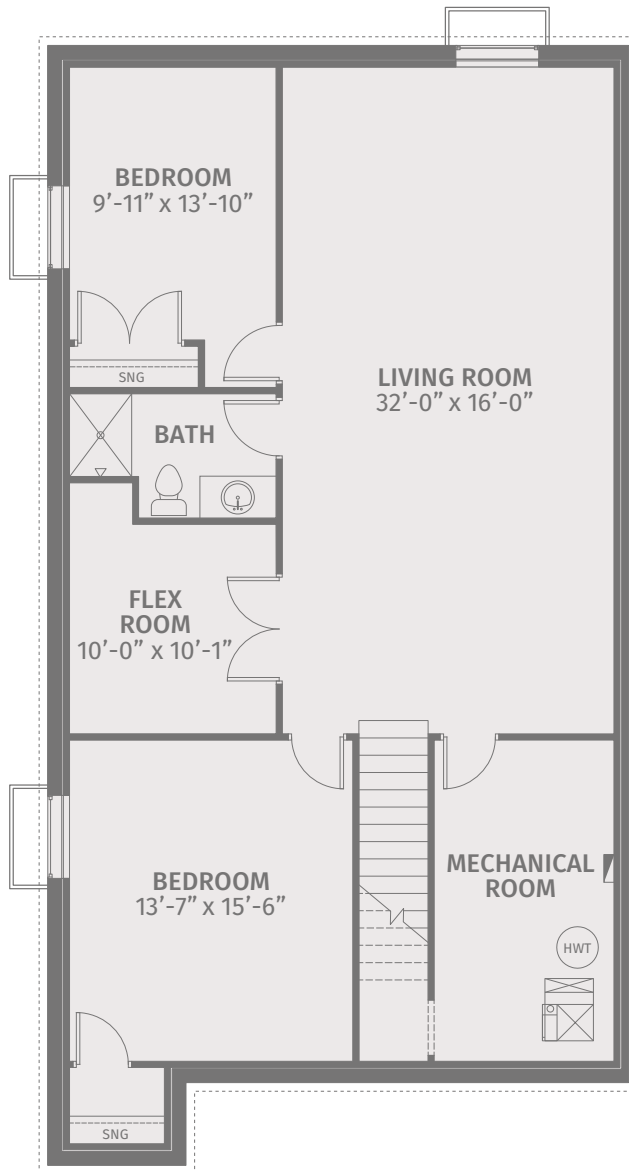
■ *Main floor*
1471 sq.ft.



■ *Basement*
21 sq.ft.



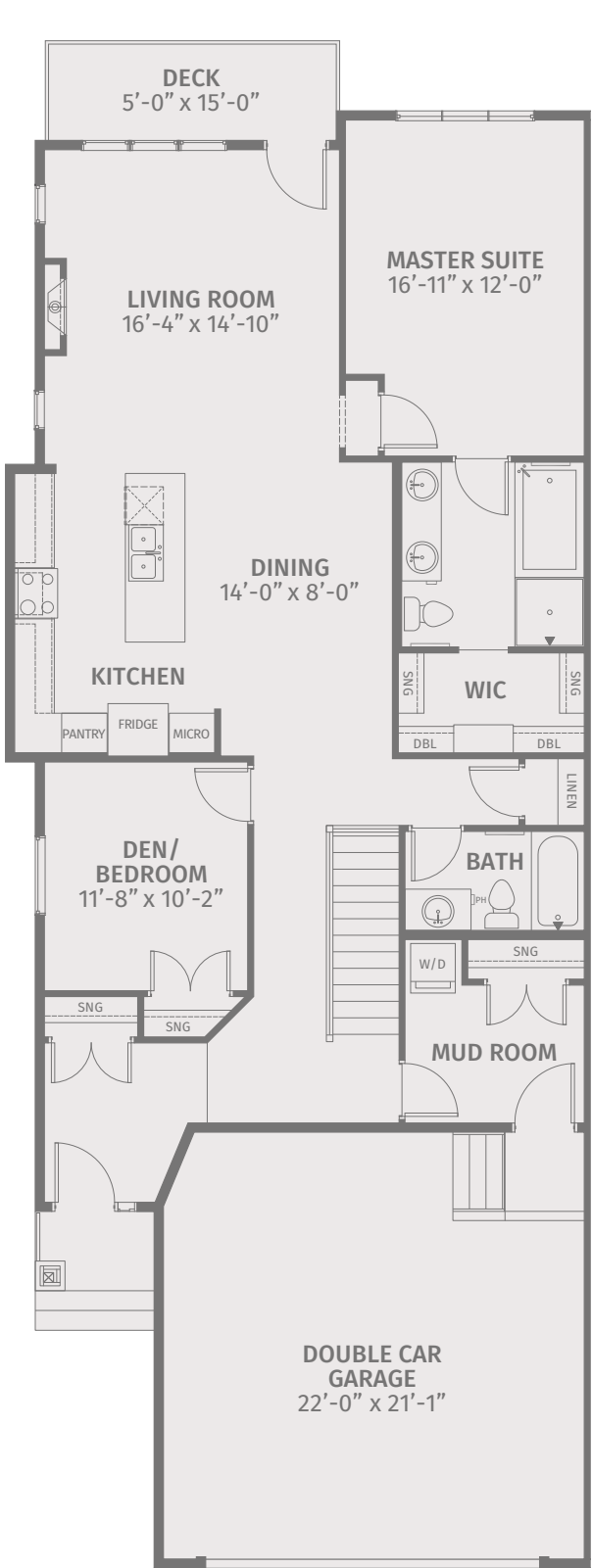
■ *Basement Option A*
770 sq.ft.



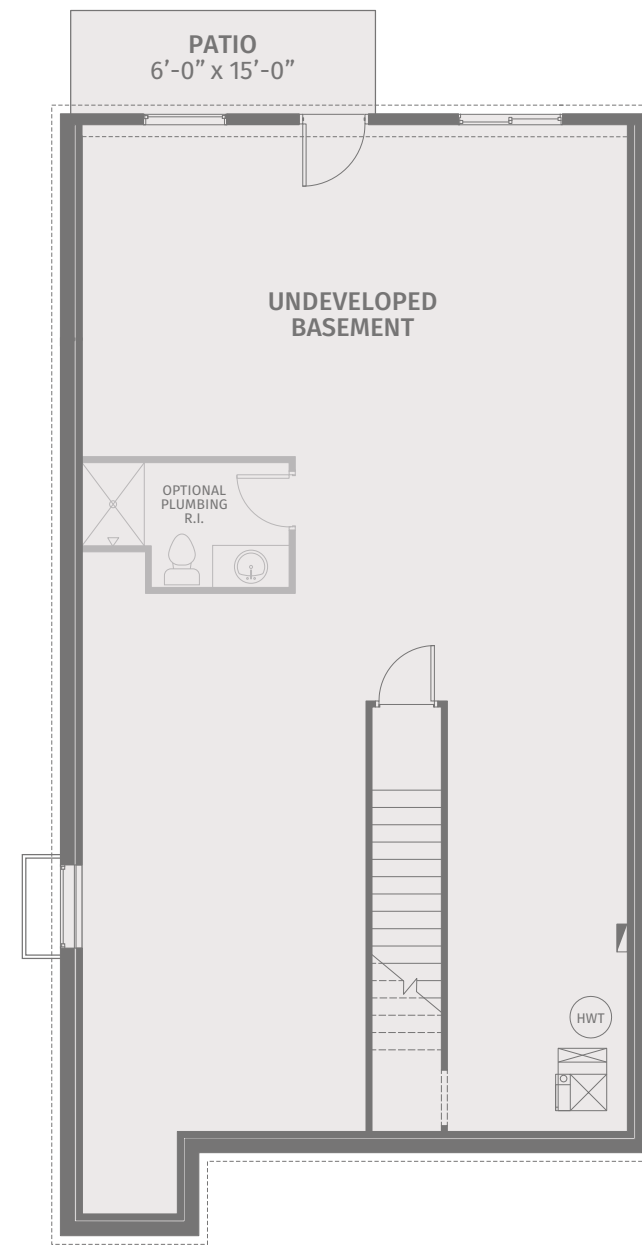
■ *Basement Option B*
1129 sq.ft.

Columbia
1492 sq.ft.

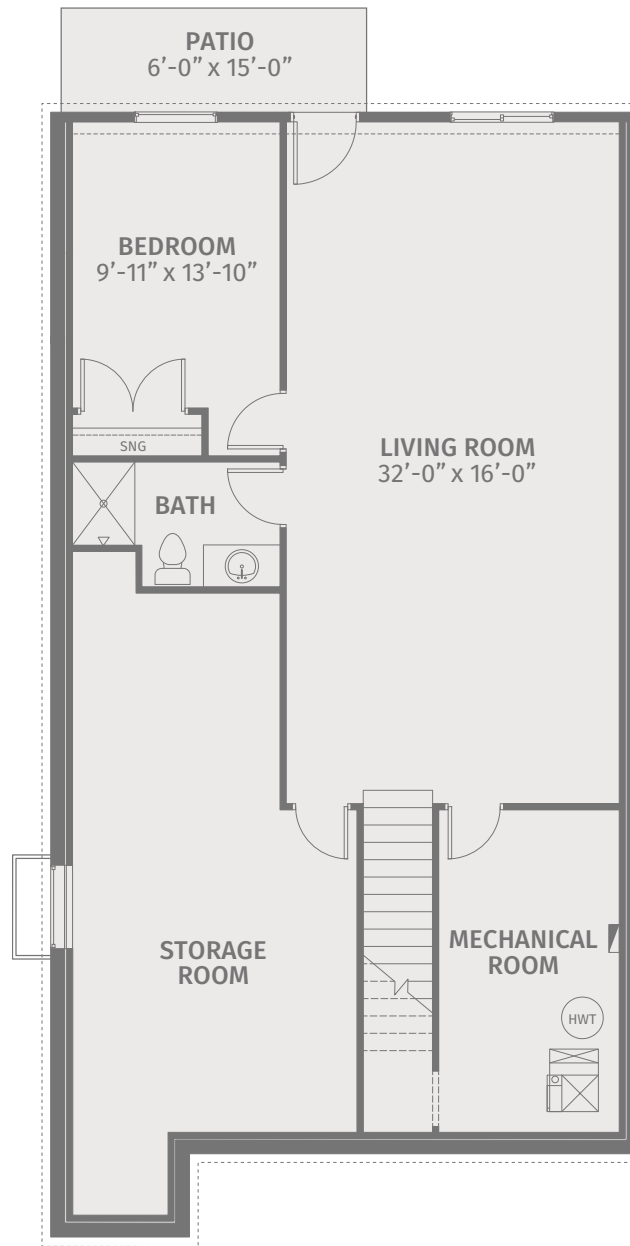
- 2 Bedrooms
- 2 Bathrooms
- Main Level Master with Ensuite
- Large Main Level Patio
- Optional Lower Level Development



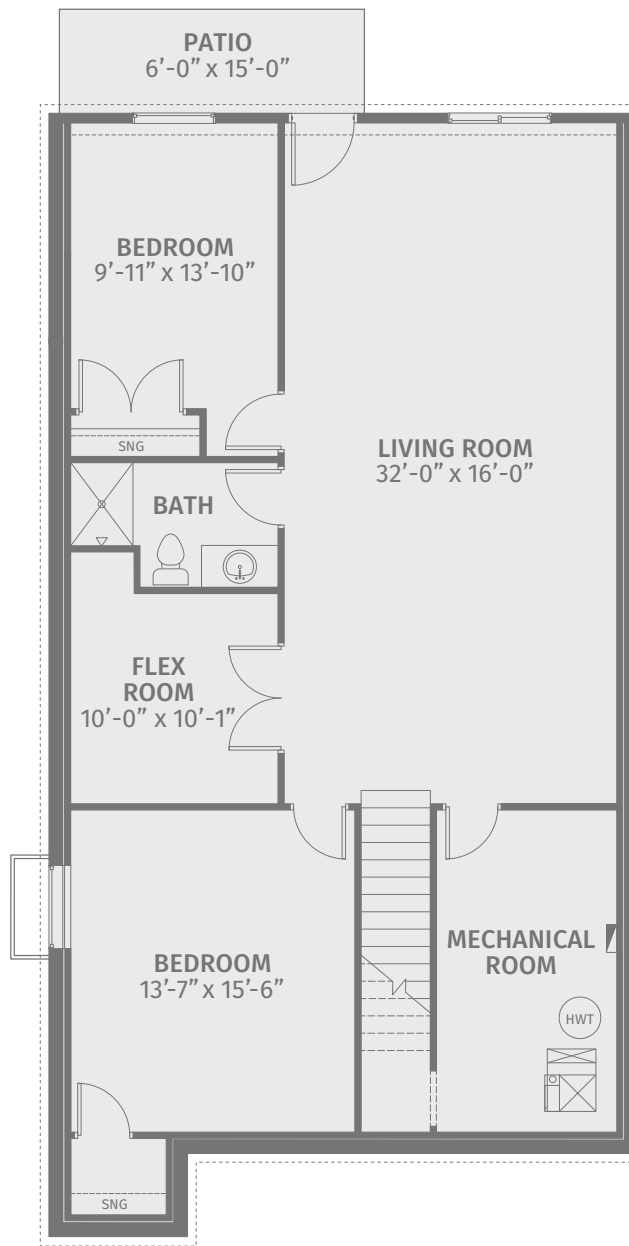
■ *Main floor walkout*
1471 sq.ft.



■ *Basement walkout*
21 sq.ft.



■ *Basement walkout Option A*
780 sq.ft.



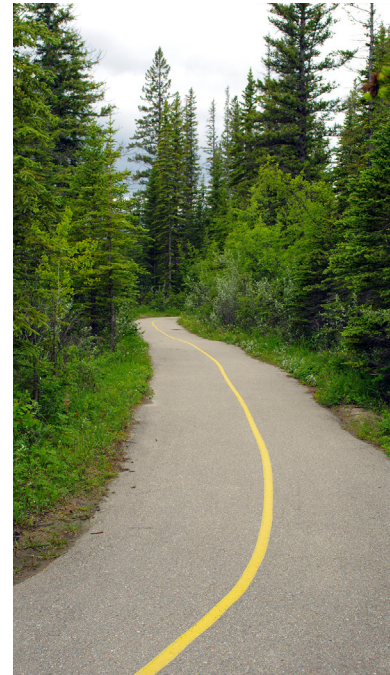
■ *Basement walkout Option B*
1139 sq.ft.

Robson
1492 sq.ft.

- 2 Bedrooms
- 2 Bathrooms
- Main Level Master with Ensuite
- Main Level Deck
- Lower Level Walkout with Optional Lower Level Developments
- Lower Level Patio

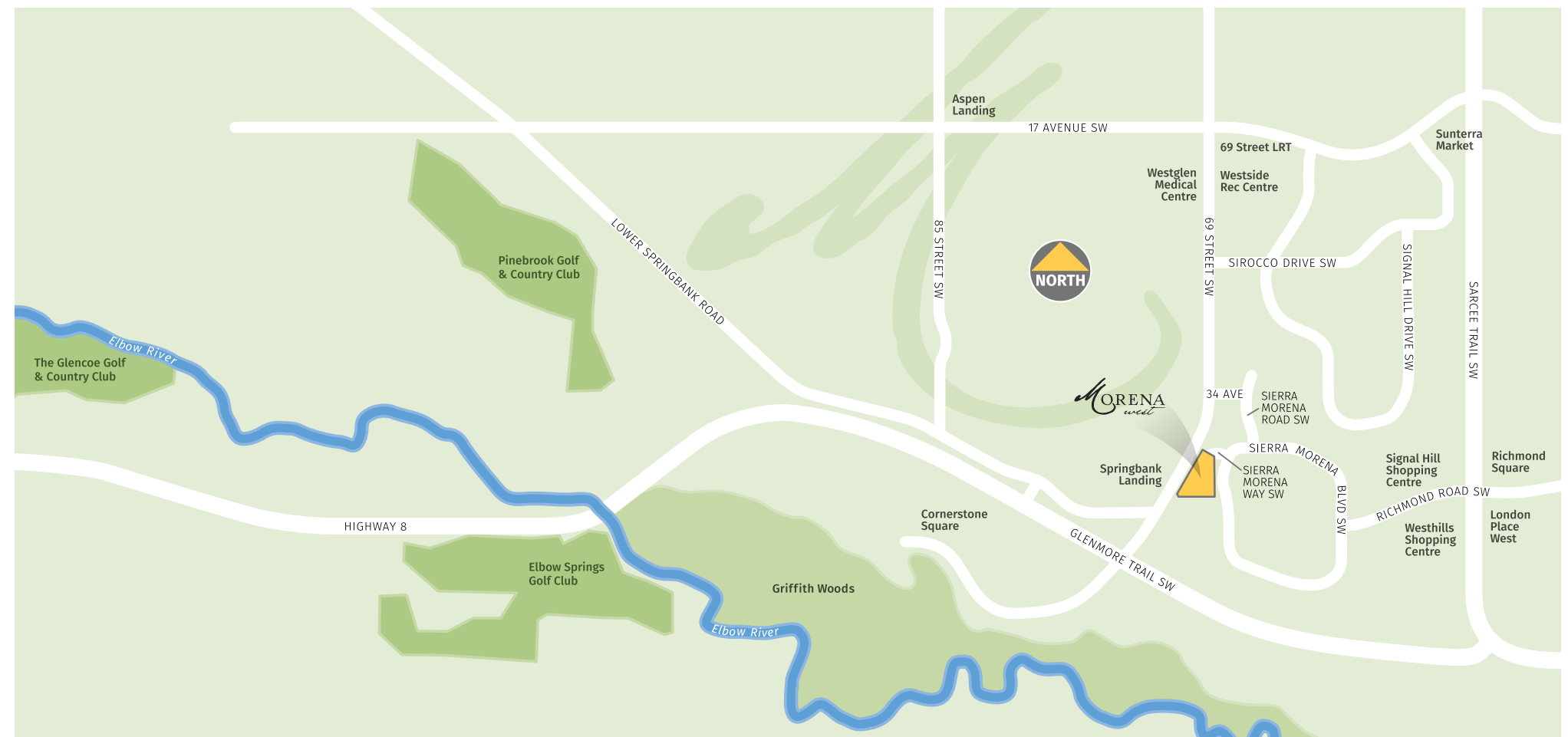
live your life

Morena West delivers relaxed community living in a convenient yet serene setting where you can enjoy the rewards of success and freedom. Travel east for a quick connection to the city, head west and the mountains are closer than ever. Take an extended weekend skiing or hiking trip or fly off to exotic locales without the worry of outdoor maintenance. These stylish lock-and-leave villas emphasize carefree living with space and convenience - it's why Morena West is an affordable option for those seeking a naturally beautiful home in a beautifully natural setting.



neighbourhood

Living at Morena West means you're a short distance from your mountain playground and even closer to the Westside Recreation Centre. You're also connected to main traffic routes as well as the 69th Street LRT station. And you'll have the convenience of nearby Aspen Hills, Signal Hill and Westhills shopping centres; where you can shop for anything and everything from ice cream to work boots, TVs to fashion and from furniture to luggage. If you want to be close to work and the vibe of the city, yet live in a relaxed neighbourhood environment, make Morena West your next home address.



Rockford Developments

At Rockford, we understand that a home is more than windows and walls – it's where you create fond memories and shape your life.

Rockford has been named “Multi-Family Builder of the Year” three times. Working tirelessly to establish a reputation for outstanding quality and service has helped us evolve into one of western Canada's leading condominium builders.

Over two decades we've built more than 3,000 innovative homes in the Calgary area and in Edmonton, ranging from single-family infills to low-rise apartments, villas and townhomes with a reputation for excellence in consistent performance, warranty and service standards that are second to none.



www.rockford.ca

