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Editor in Chief

Cindy Chobanik

Production

Collin Wo Graphic Design
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Printer

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Photographers

Merle Prososky
Mike Heywood
4Exposure
PMR Design
Eymeric Widling
Christophe Benard
Mike Bowzeylo
Zoon Media
Artez Photography
Edmonton 360 Tours

Contributor

Cindy Chobanik

Publisher

Best Home Magazine Inc.

Mailing Address

(and return undeliverables to)
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Tel: (403) 714-0175

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editor's letter



One thing I love about this job is seeing these homes up close and personal, and that's what I'm sharing with you today. Personal because these homes are about as far from cookie-cutter as you are going to get, and involve a level of detail that will astound you.

Featuring several interpretations of farmhouse design, each has its own style and merits that captures the lifestyle we desire. Filled to the brim with features and function to make our lives that much more comfortable, convenient, and quite frankly, exciting, the options within these pages say a lot about the quality of builders available and what a collaborative effort can achieve. Showcasing amazing examples of city, country, and resort living, one will be hard pressed to find a favourite, but it's fun to try!

If you have read Best Home before you know that I have a special place in my heart for animals and if you do as well, please do what you can for the animal charities featured. There are a lot more options out there than adoption. It can be as simple as sharing your time and your heart.

All the Best,

Cindy Chobanik
Editor in Chief
cindy@besthomemagazine.com



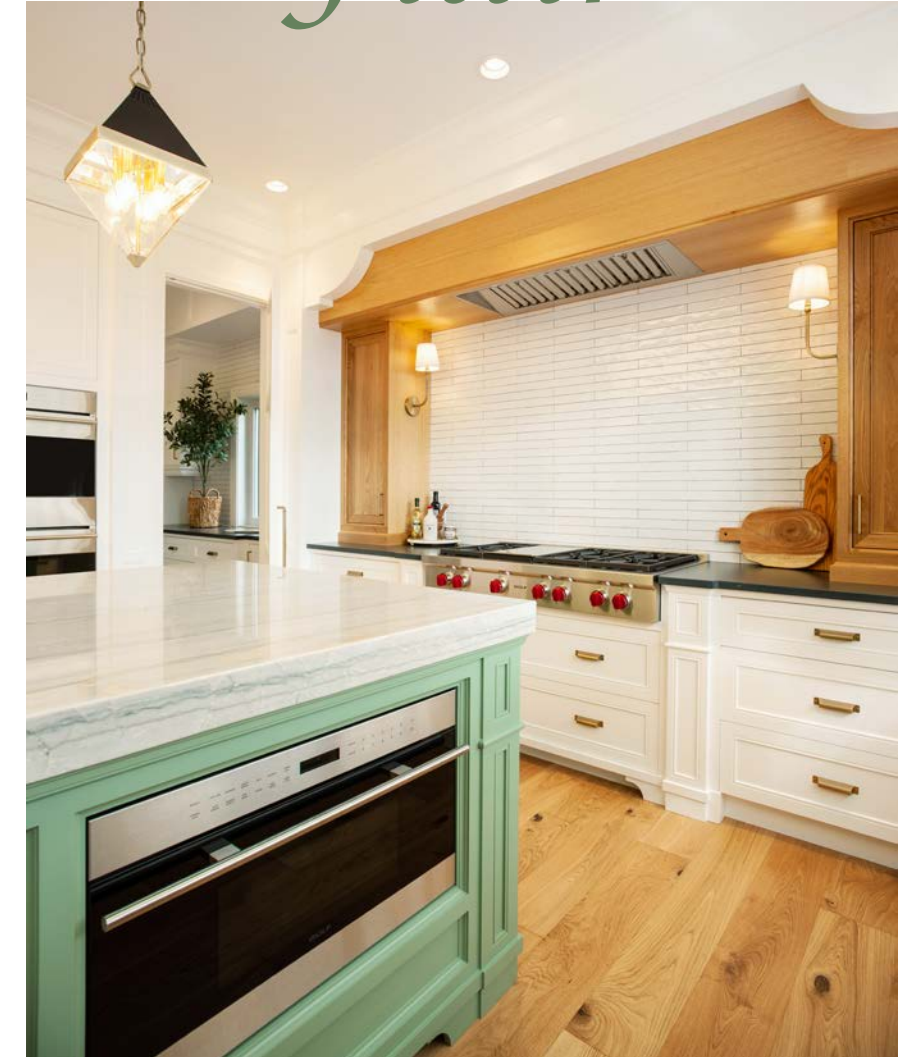
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on page 24



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on page 54

Photos by Mike Heywood

Farmhouse *Flair*



Hosting a freshness of décor and features that both serve and sustain a stylistic approach to modern farmhouse design, Wolf Custom Homes succeeds in creating a warm ambience, drawing upon the familiar with elegance and ingenuity. Well placed in Watermark at Bearspan, this show home pays homage to function with thoughtful layouts that enable the modern family.

Ideal for entertaining, the chef-inspired dream kitchen displays marbled Charcoal soapstone countertops with a Calacatta quartz stone island atop Kennebunkport green millwork, for an added pop of colour and country feel. A premium Wolf/Sub-Zero appliance package captures modern function amidst countrified styling that includes a porcelain farmhouse sink. A honey oak cooktop surround borders the brick-lay backsplash with satin brass drawer pulls adorning full height cabinetry.

A well-respected builder of enviable designs and bold features, Wolf Custom Homes repeats its historic success with another dazzling display of lifestyle attractions in Watermark. A multi-award winning community recognized for its water features and Rocky Mountain views, few communities host an ambience that can compete with the draw of a Wolf custom home.

A BILD Award finalist, The Carnegie showcases 3,400 square feet of two-story layouts with an additional 984 square feet of inventive basement flows. An inspired transitional design that incorporates the warmth of farmhouse features within a custom palette, a floating staircase and oversized windows embody modern function with warm sophistication and a coziness that many connect to.

“Visitors often tell me that this home is a refreshing change – it feels like home and they can see themselves living here,” shares Amy Koehn, Vice-President of Wolf Custom Homes. With layouts that cater to the needs of a young family, the second level features separate adult and children’s wings. “Each is segregated and self-contained, affording their own unique space and privacy,” says Koehn. “Even the bonus room is tucked into a corner and not over-exposed. This layout allows people to come home and enjoy a little calm. They are creating a nest and want a landing pad, so to speak.”



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A porcelain, trough-style sink hosts three faucets in the main bath where unique ceiling angles detail depth and dimension. Arctic White Keystone porcelain features hexagon mosaic tile with Cornsilk tile accents. Satin brass handles and wall sconces add warmth to the décor with site-finished millwork.

Dove Grey Herringbone tile inlays contrast with wide-plank, matte finished white oak hardwoods at entry. Frosted glass French doors open to the home office where custom wall mouldings enhance Caldwell Green walls.



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The main level reveals an inviting open concept that fluidly connects the kitchen to the dining room and great room beyond, with a central, outdoor living space across from the dining room. The covered deck is screened, affording three-season function and maximum comfort.

The basement hosts an element of casual recreation with over-sized windows that afford abundant natural light. “It’s a whole other level of excitement,” says Koehn of the wet bar, guest bedroom, and open-concept recreational space that includes a custom wine room and wine tasting area.

“What sets us apart is our site finished millwork. Our kitchens take about a month to build and it’s such a gratifying experience for the customer when they can design a space to their own specifications and then have it executed with hand-crafted precision,” admits Koehn. Conducting three separate third party inspections, Wolf even ensures the quality you don’t see. These include a



View scale south and west-facing windows flood the great room with natural light, hosting a fireplace with a Galema stone hearth and surround. Satin-brushed wall sconces and custom window coverings add inviting warmth to the décor.

Hosting complementary Shaker style, a wide, floating staircase enjoys views from within and without, featuring solid white oak, open-riser treads and black iron spindles.





A stately exterior of cohesive charm, Icicle smooth acrylic stucco contrasts with black trim and window casings, complementing Arctic White summit-stacked brick and limestone capping with cedar siding and soffits. Dual level windows provide views of the floating, open-riser staircase amidst ribbed, black metal roof accents. The solid oak front door hosts a Black Bean stain with a barrel vaulted entry.



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pre-drywall insulation review as well as a roofing and garage slab review to ensure that it slopes/drains with no water pooling on the surface.

Both main and second levels host ten-foot ceilings with maximized glazing, which is a hallmark of a Wolf custom home. “There is nothing cookie-cutter about us. We allow each client to finalize the design for a customized layout, look, and finishes and it’s this type of hands-on involvement that we encourage. It’s simply part of our process,” affirms Koehn.

Given the beauty of Watermark at Bearspaw, Wolf Custom Homes uses the land, the lot, and the exposure to every client’s advantage. “Each homeowner has the option to decide on room and window placement because each lot is different, oftentimes supplying its own direction,” adds Koehn.

Known for their original facades, what separates Wolf from the pack are exteriors with ‘wow’ factor. The blending and massing of various elements all tie together to create its comprehensive appeal. “They stand out and also stand the test of time,” notes Koehn. “We find the balance between what’s classic and relevant and target sophistication. A decade or more from now a Wolf home will still have tremendous curb appeal.”

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Amy Koehn



Well-appointed, bright and spacious, the master walk-in closet features built-in benches within a quality standard of function. Large windows and full height built-ins reveal consistent millwork.

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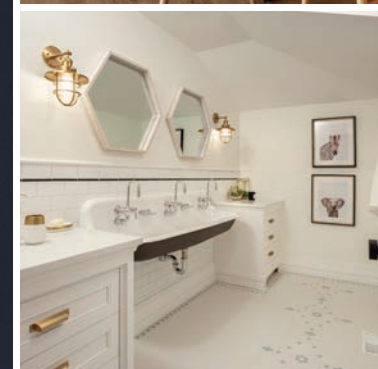
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Bracko Brothers

Originally the Oak Shoppe that opened in 1979, Bracko Brothers has evolved into a full line, full service, furniture store that still offers the best quality at the best price. “We market mid to high-end furniture that can be customized with a large selection of fabrics, woods, and finishes and offer over 1,000 fabric selections, 50 different finishes, and 7 types of wood,” shares Carey Bracko of their vendors, many of which are Canadian manufacturers. This flexibility in design allows their customers to fulfill all of their desires for function and style—it’s a complete design experience.

“We are always looking for the best value equation in our products; that is cost plus quality equals value,” explains Carey. “Three pieces may look identical, yet there can be a large price difference. Ultimately you get what you pay for, but our quality level is always there.”

In the last decade, furniture has evolved into a wide range of looks and styles. “It’s not just modern and traditional anymore. The number of emerging styles has pushed the envelope and we can accommodate this diverse demand, including the various demographics from individual households to large extended families,” says Carey. Bracko Brothers even offers Simply Amish, a handcrafted Amish line that carries a lifetime warranty.

Featuring a product line that has been carefully pieced together for the past forty years, their manufacturers stand behind their products and are on the leading-edge of quality design. “This year is our 40th anniversary and we are celebrating our long, happy road that has got us to where we are today,” says Carey who is proud of their five-star rating with the Better Business Bureau. Continually adding new lines such as Palliser Studio that offers sofas, sofa beds, loveseats, power home theatre seating, and power recliners. Bracko also offers a full selection of mattresses that provide premium comfort and adjustable bed positions with massage features.

Located at 5711 – 6th Street SE in Calgary right on Blackfoot, Bracko Brothers invites designers to participate in creating the right features to complement a personalized vision of home.



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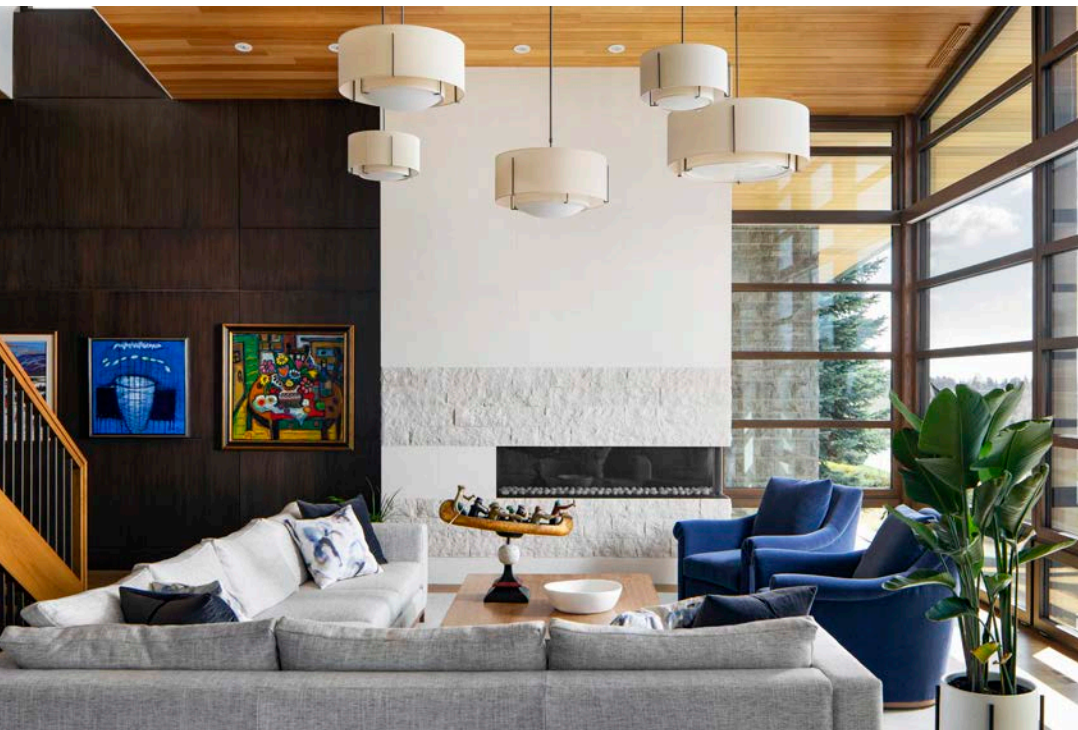
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A testament to teamwork, innovation, and craftsmanship, Stonewater Homes plays a big part in executing ideas with distinction. Displaying a captivating façade that hints at the inner workings of décor, this Mount Royal home hosts its own significant slant on form and function, revealing what can happen when both are optimally engaged.

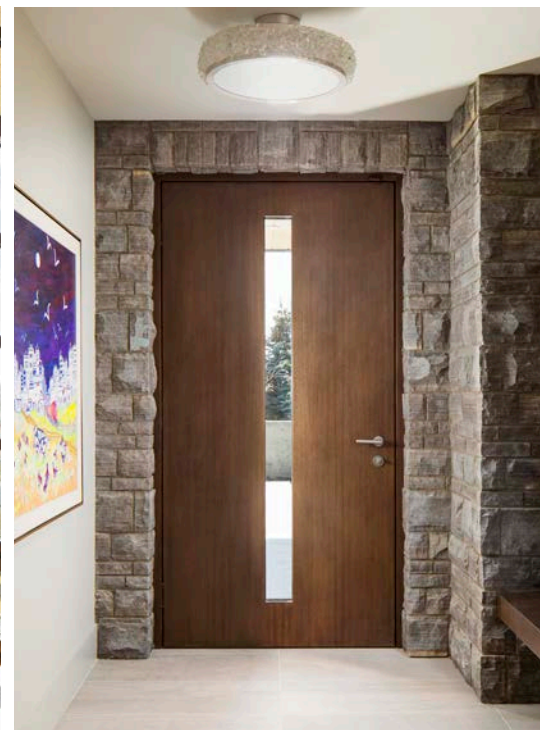
A MODERN SLANT

The front façade features metal clad windows and fascia in a complementary shade with fir soffits, cladding, and consistent garage door finishes. Milwaukee limestone accents the exterior that features frameless smoked glass for unobstructed views of West Elbow Park. Low maintenance landscaping supplements style with boulder elements that also edge backyard features.

Photos by Eymeric Widling & Mike Heywood



Chiseled marble and honed limestone defines full-height, corner fireplace features in the great room. A handsome array of wood-clad windows offers motorized blinds and awning windows on the bottom.



Chiseled Milwaukee limestone surrounds the quarter-sawn oak, custom front entry that opens to large-format porcelain tile.

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Leaving their traditional family home to experience the next level, this couple was determined to find an equitable balance of warmth in a modern setting. To this end, they reached out to Sean McCormick of Jackson McCormick Design Group, who assisted them in a vision that was evolved by creativity and encompassing style.

A home of compelling attractions and modern transitional design, this Mount Royal residence displays a spacious and airy decor that offers both warmth and casual elegance. Stately features draw the eye with a grand staircase directing flows, warm woods cladding surfaces, and massive glazing with unobstructed front-facing views that are mirrored out back, doubling entrancing views and natural light.

“The home is very bright and open, yet still feels intimate,” shares Bruce Johnson of Johnson & Associated Interior Design. “All of the common areas host a contrast of palette and texture.” Natural stone countertops and fireplace features mingle with floor-to-ceiling wood grains that define room transitions and host ambience on the main level.

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Enjoying their relationship with Stonewater, Bruce admits that they shared a mutual respect. “Kevin and his team understand the value of the interior designer and we couldn’t have done it without Stonewater. If you have a builder who can’t articulate a vision, then you are lost. We know that we can count on them.”

Builders of full-custom homes that are as unique as those who live in them, Stonewater strives to ensure that their clients’ experience rivals their joy found in their new home. Assisted by a long-standing team of talented and professional trades who share a devotion to quality and detail, each Stonewater home is crafted to inspire and instill pride in ownership.

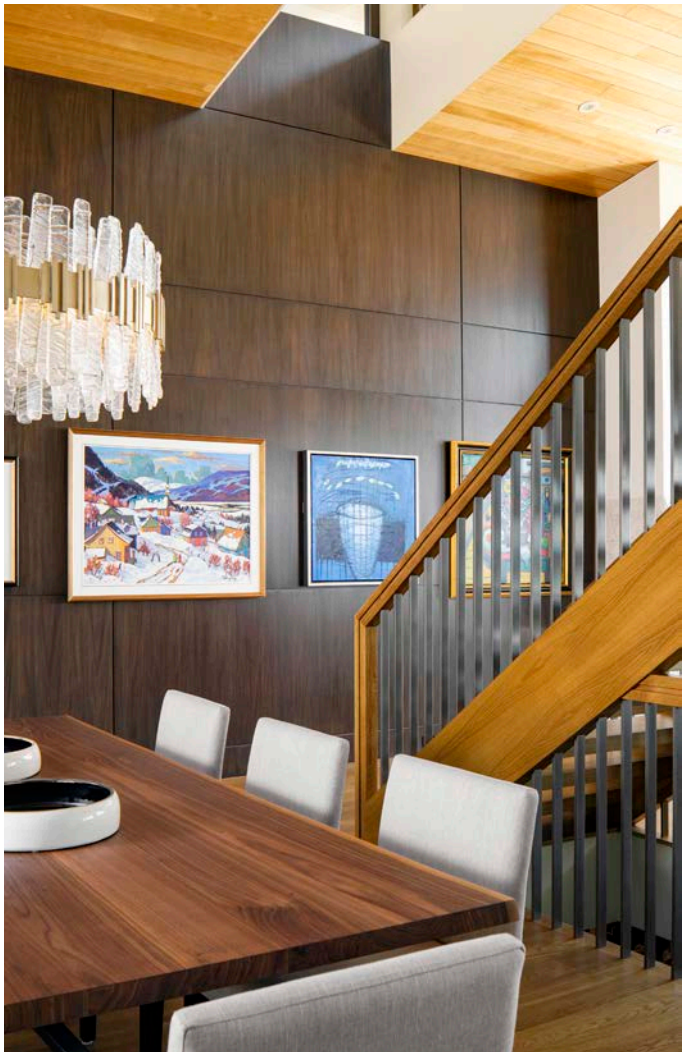
“It’s all about the team,” shares partner Kevin Graham of Stonewater Homes. “The architect, designer, and homeowner—we all worked together to give our client the home that they wanted.” Reflecting the emerging architectural evolution of Mount Royal, the residence is revelation in design and a welcome addition to the community. “I love the architecture—the streetscape is truly phenomenal. Not modern like what one might expect, but with a sloped roof and great finish texture, plus the view of the staircase is stunning.”

Designed for entertainment, the staircase separates the dining from the great room while sustaining an open and inviting layout. The top floor contains a bedroom and office space, hosting its

Honed quartzite countertops and backsplash features in the open kitchen provide a fluid palette amidst high gloss cabinets in a warm grey finish accented with nickel pulls. The waterfall-edge island features a built-in table in grey elm.

Wide-plank, white oak hardwoods anchor the main floor, matching the solid tread, open-riser staircase with flat bar iron spindles and LED tread lights. Featuring light from above, clerestory windows on three sides illuminate an inspired design.

A fir plank ceiling borders scored millwork in grey elm on the wall opposite the staircase, adding stylish warmth and ambience to the dining room.





own private enclave. A smooth build that was made easier by a collaborative spirit, Kevin Graham adds, “Flat roofs on a modern home can be limiting and often end up looking like a square box. Sloped roofs direct water flow and add overall appeal, offering interior interest and options for room integration.”

Delighted that their clients were happy and their goals accomplished, Stonewater Homes partner Chris Corriveau admits, “I’m always thrilled when a client feels that they have been listened to, recognized, and appreciated for the value they brought to the project.”

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Luxury beckons in the master ensuite where warmed porcelain tile floors edge the bath that hosts a White Opal quartzite skirt and countertops with polished chrome faucets. Grey elm cabinets provide consistent millwork and desirable contrasts.

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The ultimate destination for those who desire the best in architectural features, Rsvp Design believes that every home deserves the attention to detail that passion provides. “I feel that I am responsible for bringing innovative residential building products to Edmonton that can be customized to fulfill the unique demands of a discerning market,” states owner Nicole Bird of a client base that includes architects, designers, custom builders, and homeowners.

Launched in 2014, Nicole’s vision was to open a high-end design centre for those who wanted beautiful, sustainable, and accessible products. “It’s a unique concept we have, the idea of a one-stop-shop. They have it for tract builders but not for the custom home market,” notes Nicole. “We empower our clients through product education, encouraging ideas to help visions come to life. Ultimately, every project that we are a part of is unique.”

The distributors of such quality brands that include Loewen Windows & Doors, which craft statement pieces that elevate homes with distinction, and The Sliding Door Company, who specialize in sliding glass doors, barn doors, room dividers, and other interior sliding door solutions, the options for beyond the box design are limitless.

Fleetwood Windows & Doors offer modern styles for elite luxury homes that host an allegiance to architectural integrity, while Keuken Millwork & Design provides precision with timeless styles of custom cabinetry and millwork of traditional Dutch craftsmanship locally. “All of the brands we represent are unique and well-crafted in both design and workmanship,” admits Nicole who selects product lines based on quality, value, and architectural design.

Rsvp Design works with each client as part of their design team, ensuring a smooth and seamless implementation and installation of product, and are hands-on each step of the way. “Our attention to detail cannot be exaggerated. We really review the process so that costly errors can be avoided and timeliness maintained, which keeps construction on budget,” asserts Nicole.

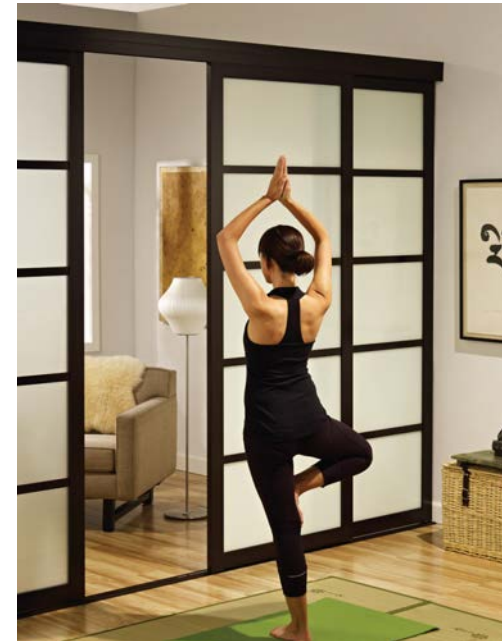
With products intended for the ‘forever home’, Nicole has this to offer about trends. “I get asked about trends all the time and I say that if you use quality core materials that can withstand the test of time, then your design can last a lifetime.”



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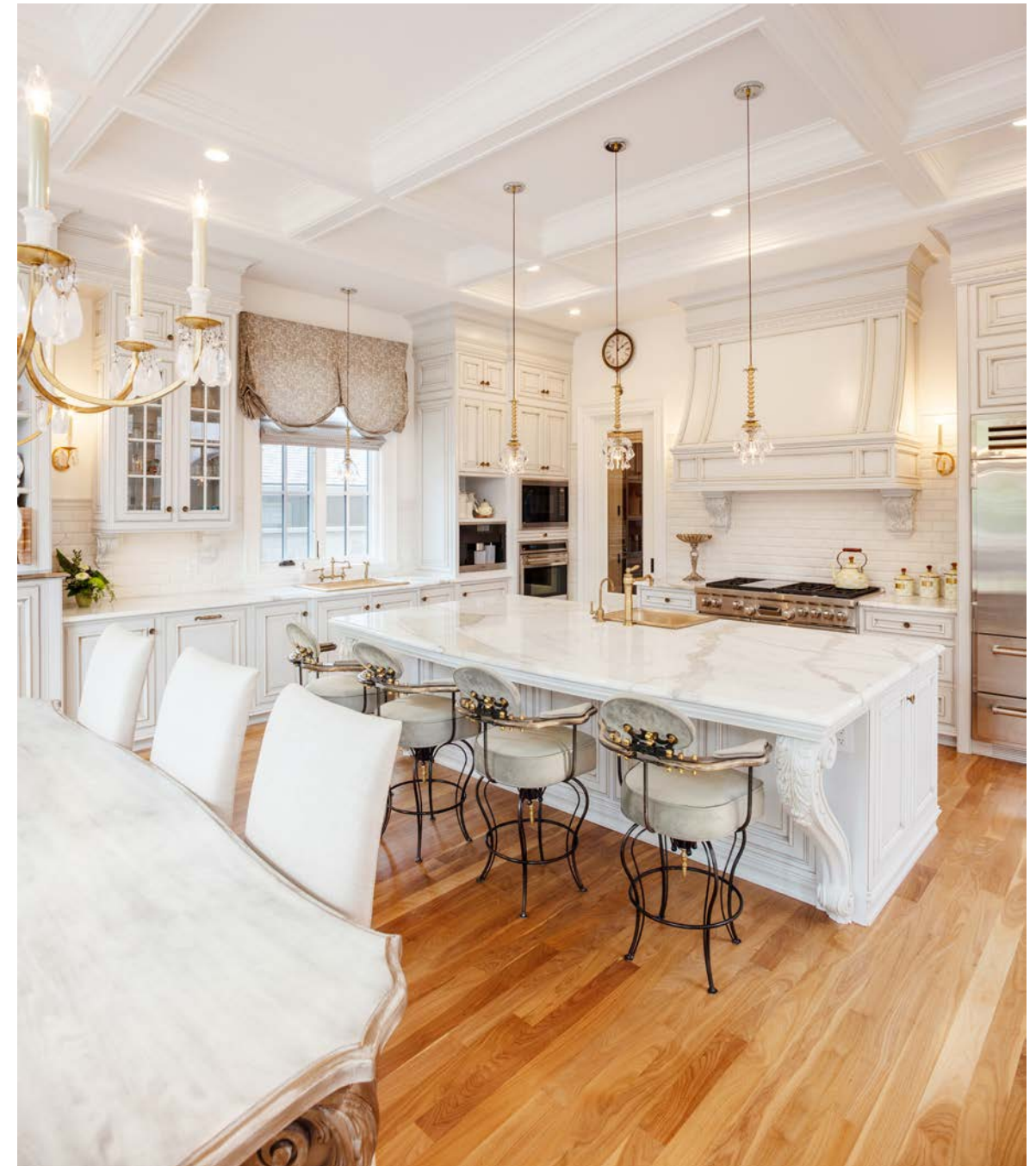
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Back to the CLASSICS



Photos by Mike Heywood

An invention of classic elements and sophistication, this StoneGate home embraces the traditional with interpretive flair, flawlessly. Custom to its core, every feature is a revelation with every room infused with a heightened sense of the extraordinary. Uncompromised, it is a testament to what teamwork and creative vision can accomplish.



Calcutta Gold marble countertops complement maple millwork that features beaded face-frame cabinetry with raised panel doors and carved corbels in a soft matte, creamy white, hand-patina'd finish. The result is a look that suggests the curation of 'found' pieces enhanced by eye-catching metal finishes peppered throughout the décor. Bronze kitchen sinks and faucets mingle with crystal and brass dropped light fixtures, with beveled subway tile hosting a stone aesthetic.

Walnut hardwood floors set the stage on the main level, adding warmth to the great room where the cast limestone fire-place, wainscoting panels, and crown mouldings feature Acanthus leaf details that captures counter-sunk LED lighting. The Austrian balloon valance adds softness and melds beautifully with elegant furnishings that blend linen and velvet amongst the gleam of brushed gold and glass. Folding glass doors host entry to the kitchen with original flair and function.



In the master bedroom, raised panel wainscoting displays an Acanthus leaf border, rising to multi-layered crown mouldings that enhance tray-ceiling features illuminated by LED rope lighting. The chandelier is suspended from the dormer ceiling with front window features.



Quartzite countertops and a beveled-edge marble backsplash in the master ensuite complement warmed marble floors with a Herringbone inlay. Consistent cabinetry hosts polished nickel pulls and faucets.



At the foot of the limestone-cast staircase, large-format Italian porcelain tile leads to a handsomely crafted wine closet. Featuring a custom wrought iron and glass door with personalized initials that are repeated on burl-clad walls with similar Mappa cabinets, alder wine racks host generous capacities. Adjacent, solid wood doors with oversized oil-rubbed bronze hardware displays classic style.

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Inspired in their travels by the timeless architecture of Europe, this couple decided to recreate that charm back home. “We wanted a Classic French style with its ornate details and a level of updated hospitality that would capture all of the comforts of home,” recall the homeowners. “We met StoneGate Design Build through a friend and she said that they would be the only builder that would satisfy us due to their attention to detail and customer care.”

Matt and Nadine Deweert of StoneGate were also excited about the concept. “We both are drawn to traditional elements in design, so our vision was considered and reflected in the final plans.” A husband and wife team of complementary skill sets, they have been building custom homes in Lethbridge together for over fifteen years. “It’s our passion. We design and build homes of all sizes and budgets in Lethbridge, Coaldale, and surrounding areas that reflect personal taste and individual lifestyle.”

Matt’s strong background in architectural theory and building science can be seen in every home that they build. After graduating from SAIT’s Architectural Technologies Program in 1995, Matt spent the next ten years designing custom homes before venturing into new home construction in 2005. Nadine then sets the stage, assisting home-

owners with interior design and sourcing décor. Together they build dream homes, working with each client to help select the perfect location with extensive experience in new subdivisions, infill properties, and acreage developments.

Avid entertainers, the homeowners desired that their kitchen—and their favourite room in the home—be all it could be. “This is how we show our gratitude and love to our friends and family. We entertain regularly and love to cook. Our focus for the build was to have an accommodating kitchen that could host many guests.” Also past guests of several of the Fairmont hotels, they admired their lavish, old school charm that sustains warmth and a familiar ambience, which they were eager to reflect in their own home.

“They wanted a tall façade that would captivate, with curb appeal that would host a timeless, classic façade,” admits Matt. Featuring 2,150 square feet plus a developed basement, this bungalow with a two-story façade resides on a corner lot on a busier street. “We wanted the front entry to face the less busy street with the garden fronting the other side protected by a tall stone wall barrier.”

Positioned to capture eastern and southern exposures, the captivating and private courtyard enjoys ample sunlight with fountain charms.

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Concrete paving stones surround the cast concrete fountain in the side courtyard. Ivy covered concrete block fencing adds English garden charm with perennials for all season colour.

A European-inspired style wrought iron fence features fleur-de-lis finials that border the front of the property. A Mansard roof clad in asphalt shingles slopes downward from a copper cornice with matching eavestroughs and downspouts. Dormer windows feature copper capping, adding traditional character amidst Sawn Ashler Tyndall stone with split-face and honed finishes. Colour matched acrylic stucco balances the façade with seamless charm.

Triple-pane, low-e, argon-filled windows, low-flow toilets, and a high-efficiency furnace and boiler system further offer energy efficiency with in-floor heating enjoyed throughout the home, including the attached garage of consistent curb appeal.

Located in the inner city of Lethbridge, this established neighbourhood features many original homes of stately and well-defined character. “I believe our home does its part to sustain the architectural values that inhabit here and preserves the appeal of this classic community,” share the homeowners with pride. “We love our home. Our builder understood not only our needs in terms of function, but were also able to interpret our style and execute it.”

Carefully planned and skillfully implemented, the entire project from concept to completion spanned nearly three years. “StoneGate never rushed us and made sure we were happy with our selections, giving us the time to make interesting choices that oftentimes took weeks to fulfill. If people aren’t given a choice, they pick whatever is made available, but StoneGate lent us their expertise in assisting us with truly remarkable options.”

With an experienced team committed to building homes of uncompromising quality and craftsmanship, StoneGate believes in forging positive client relationships with a high level of customer service. “I knew how important it was for this couple to have unique features, and we supported those choices so that they could ultimately have the remarkable home they always wanted,” concludes Matt.



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BACK HOME COUNTRY!



Luxury vinyl plank flooring in a rift-cut oak aesthetic anchors dual tone maple cabinets in Simply White and Golden Honey tones in the sun-drenched kitchen. Quartz countertops and complementary porcelain subway tile add contrast to black metal pulls that offer a modern country décor enhanced by multiple truss details.

Photos by Zoon Media

A builder that can recreate genuine forms and personal vision to build better together, Melanson Homes & Renovations succeeds so that your dreams can last a lifetime. With home and family their top priority, their complete commitment and customer service ensures that they make every effort in improving both.





A room of delightful possibilities, protective screens on open sides afford solar, wind, and pest protection for three-season comfort. A pine plank ceiling and cedar window trims frame scenic vistas.



The great room hosts cozy comfort and unencumbered viewscapes amidst a warm fireplace setting enhanced by a porcelain tile surround. Adjacent, the three-season sunroom adds outdoor ambience.



A man who learned ‘from the ground up’ what it takes and how to achieve it, Jeff Melanson recalls his history, “Before starting Melanson a few years ago, I worked for the last fifteen years in management with top home builders in Calgary. We know how to build a home.” A diverse builder that can accommodate many types of builds, Melanson partners with care in building family futures.

Proud of their level of teamwork that includes designers, dedicated suppliers, and homeowners that remain engaged throughout the process, they work collectively to ensure a home of lasting memories. This sprawling, 2,896-square-foot bungalow with loft in Priddis, displays a deceptively simple, open concept that hosts a deep connection to intrinsic attractions and the home front.

“This was the homeowner’s 35th build and they admit, their last home,” shares Jeff. “The couple has a large family and a yen to entertain during the holidays.” Desiring a open and airy, well-built home that would take full advantage of mountain views from their three-acre lot, viewscale windows encompass the entire west face of the home.

The home was further energy modeled and carefully examined from a rain, wind, and snow perspective, which guided insulation for maximized energy efficiency and window placement. The fourteen-foot vaulted ceiling features an open truss system with large windows and a covered patio with entrancing views from three sides.

“The client was thrilled and were involved from a napkin drawing to completion,” recalls Jeff. “We are a small volume builder and my wife Leslie-Ann lends creative direction to the build so personal attention is a given.”

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“We have built many homes and took the best features from each, such as a large kitchen, triple-car garage, and a walkout bungalow design,” state the homeowners. Jeff was recommended to them and worked initially on their previous home. “He did a beautiful job on our basement. We wanted to move out to the country next, so we asked him.”

The huge island in the kitchen has stools that face mountain vistas and the lady of the house admits that it is her favourite place to be. “Melanson worked with our finalized plans and it turned out exactly as we wanted. It was wonderful working together.”

Notably specific in what they respected and admired about the experience, three key factors were important to the client and achieved. “They committed to the quality of work and made sure it was excellent, including their sub trades. There was also trust and communication; they provided good advice on challenges and changes, were easy to talk to, and always got back to us right away. Lastly, it was Melanson’s ability to meet our budget and deadlines. The budget Jeff gave us was incredibly accurate and they finished on time. It was a six-month build and they were with us every step of the way.”

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James Hardie plank and shingle siding provides a low maintenance yet handsome exterior that enhances steep roof pitches clad in architectural asphalt with truss details and cottage-style garage doors.



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Fireplace Xtrordinair 54-inch Pro-Builder with Cool Wall Technology. Available at Fireplaces by Weiss-Johnson. Selected by Beverlee Boyd.

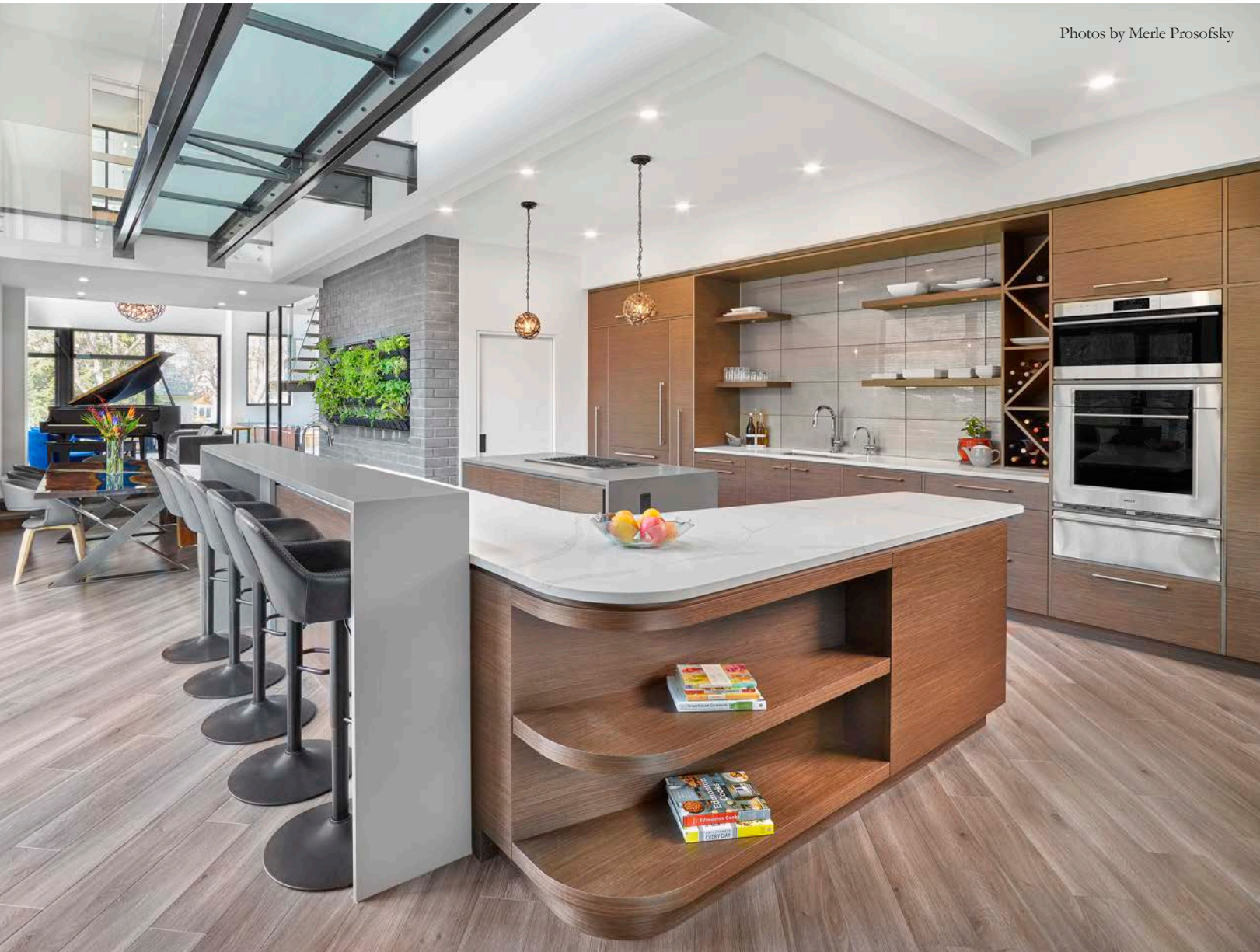


The versatility of Cultured Stone veneer opens doors for designers. Profit LedgeStone is a preferred selection for custom outdoor kitchens. Available at Brock White Canada & installed by Stone Guys Ltd.

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Bridging Possibilities



Photos by Merle Prosofsky

A modern home that reflects the demands of today, beauty, function, and elevated forms fit seamlessly on a narrow lot with no limitations on site. Ingeniously designed and masterfully executed, four levels of innovative layouts reveal how Effect Home Builders can create a home that is as sustainable as it is beautiful.

Reconstituted Charcoal veneer cabinets display a horizontal grain in the captivating open-concept kitchen where White Caprice quartz clads countertops with the island and breakfast bar hosting finishes in Cement Gray. Stainless steel pulls add shine amidst floating wood shelving anchored by a glass tiled backsplash.



Light grey, smooth acrylic stucco provides a subtle contrast to black window casings that enhance a modern, geometric façade warmed by a charcoal grey brick base. The front entry hosts inimitable style with a copper clad, fiberglass door with horizontal wood grain inlays and a full-length door pull.

We built the home in this feature.

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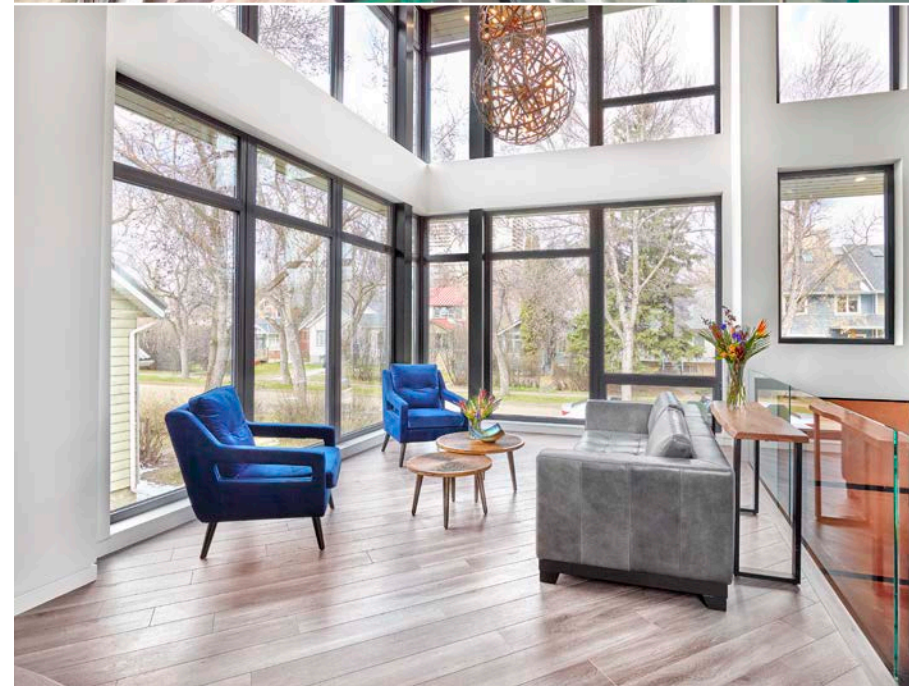


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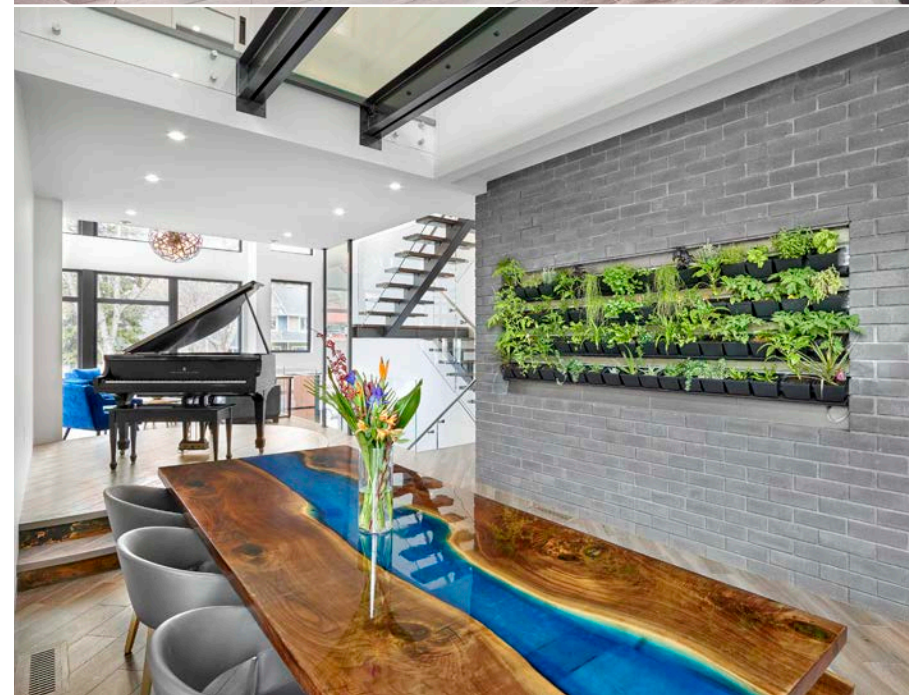
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The sky bridge floor hosts triple-laminated tempered glass and a Starphire glass railing with stainless steel standoffs, complementing glass-mounted, rectangular stainless steel handrails.



Luxury laminate flooring in Smoked Oak is laid on a diagonal to enhance width in the great room, where viewscale windows afford abundant natural light and views. Frameless 10ml. glass divides the great room from the lower foyer with transparent function.



A wall of full brick in Charcoal reveals seedling boxes that include a built-in watering and light system in the dining room. Above, exposed, powder-coated steel beams support the sky bridge with industrial flair.

Deciding to update their current office building to reflect the principles that they represent and achieve with every build, Effect Home Builders committed to a deep energy retrofit. With an addition off the back and a deck on the second floor, they beautifully renovated the rest of the building to fit their growing company. “Now we are technically off the electrical grid,” says General Manager Sydney Bond.

Featuring a striking modern façade, solar panels on the roof supplement a combined heat and power unit that is gas generated for back up. “We find that in the warmer months we can operate the entire building off the solar panels and what we have stored in the batteries,” adds Bond of their location on 8819 – 92nd Street in Edmonton.

This featured residence reflects Effect’s consistent aesthetic sense and trademark craftsmanship that captures a personal vision with genuine flair. Louis Pereira of third-stone design was instrumental in creating a home that hosts meticulous detail and innovation at every level. “The height allowances influenced the design. The owners desired roof top views and we worked downwards from there to provide everything they wanted. The basement even has an underground corridor that leads to the garage,” shares Pereira.

The family wanted lots of bedrooms, bathrooms, and tall ceilings—no small feat considering the narrow lot and height restrictions that limited

conventional layouts. Designed on four levels, including two sublevels, Bond states, “It was tricky to build, but that’s our specialty. The excavation was 18 feet deep, which allowed room for creativity.”

With children’s bedrooms in the basement, the main level hosts a riveting open concept that features an eye-catching sky bridge, connecting the master bedroom and office that floats above the dining room and kitchen. “It took a significant amount of engineering to achieve, in fact it took a village,” muses Bond. “LED lighting in the bridge also makes quite an impact in the evening.”

Home to a large, active family, the enormous gym at the bottom level was extremely important given interests and life-style. “This household is on the move and health conscious. They love to cook and we provided a plant wall that doubles as an air purification feature and affords fresh, edible greens,” explains Bond.

Featuring an astounding 5,672 square feet of livable square footage, the home has an ICF foundation, which is characteristic of all Effect’s homes, with a HP+ wall system that offers premium air-tight performance. “There is significantly

reduced thermal bridging and it’s extremely energy-efficient. Plus it’s great for infill lots at only eight inches thick,” explains Bond, adding that because the home has so many windows the system mitigated overall heat loss. A high-efficiency HVAC and a heat recovery ventilator further enhanced energy savings.

The windows and swing doors feature a combination of triple-glazing and triple-weather seals, dual action tilt-and-turn function, and multi-point locking. The lift and slide glass door in the great room is also triple-glazed with a disappearing roller, allowing the unit to achieve impressive water and air tightness.

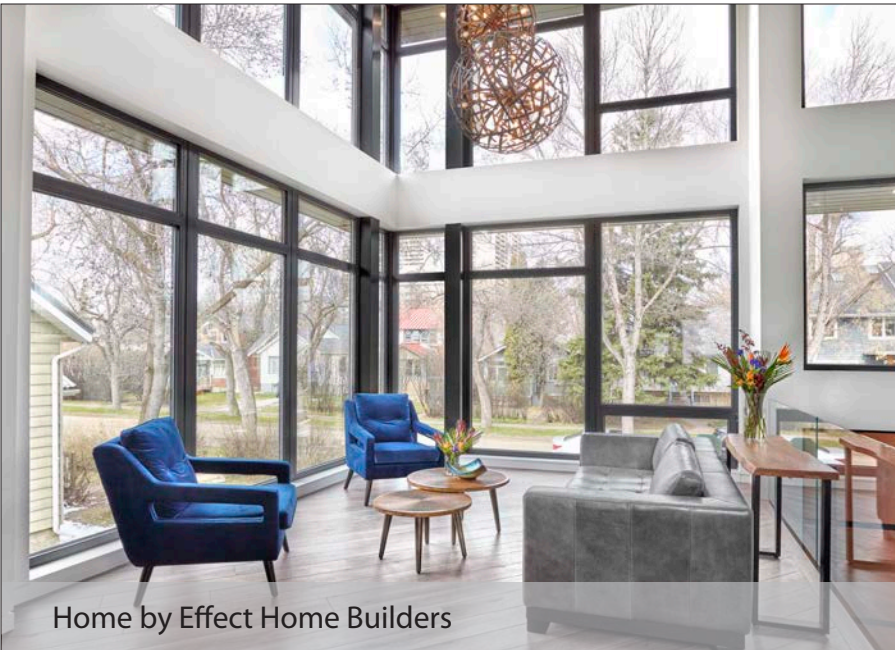
“Effect is a great builder to work with. We had a long narrow structure and wanted to break that up using colour, forms, and finishes,” shares Louis Pereira, who used Modernism as a guiding principle with a focus on functionality.

Seamlessly blending the latest in sustainable technology with design excellence, Effect Home Builders creates homes that are as easy on the eye as they are on the earth. “We were very involved given the challenges of the design. Louis had a vision and executing that vision was a process on its own—one we are extremely proud of,” concludes Bond.



Quarter-sawn, solid oak treads adorn the floating staircase enhanced by 10ml. glass with stainless steel railings and standoffs, providing an airy and elevated ambience.

The massive home gym hosts commercial function with a spring-loaded floor and a 10ml. glass entry.



Home by Effect Home Builders

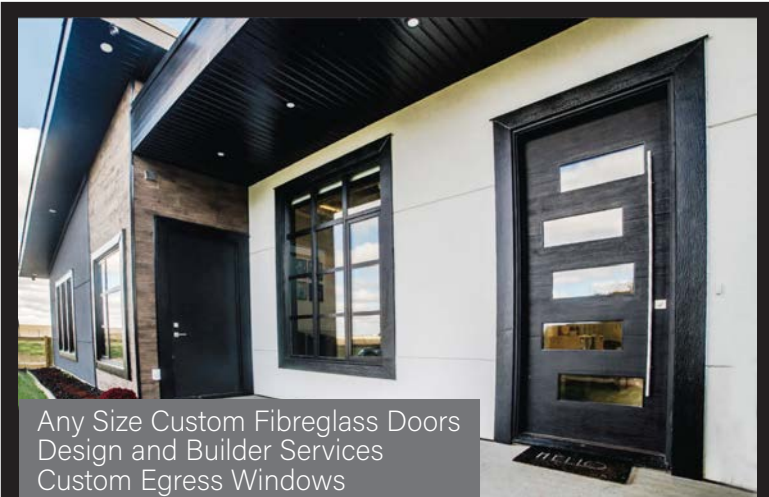
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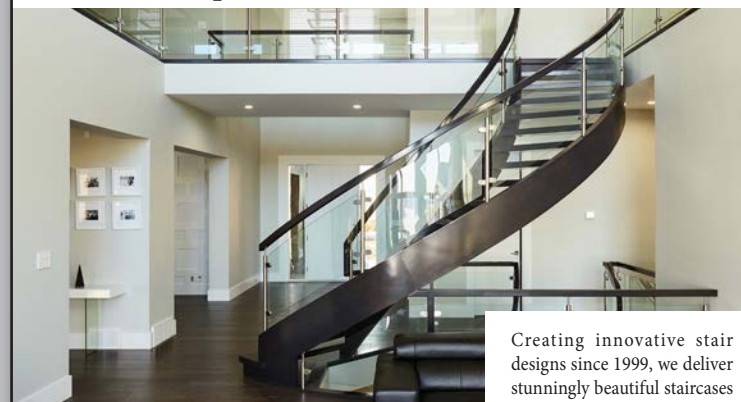
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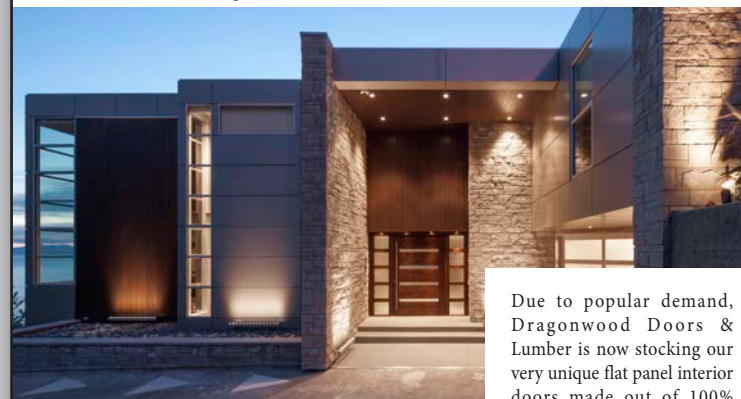
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DEKORA Home Staging

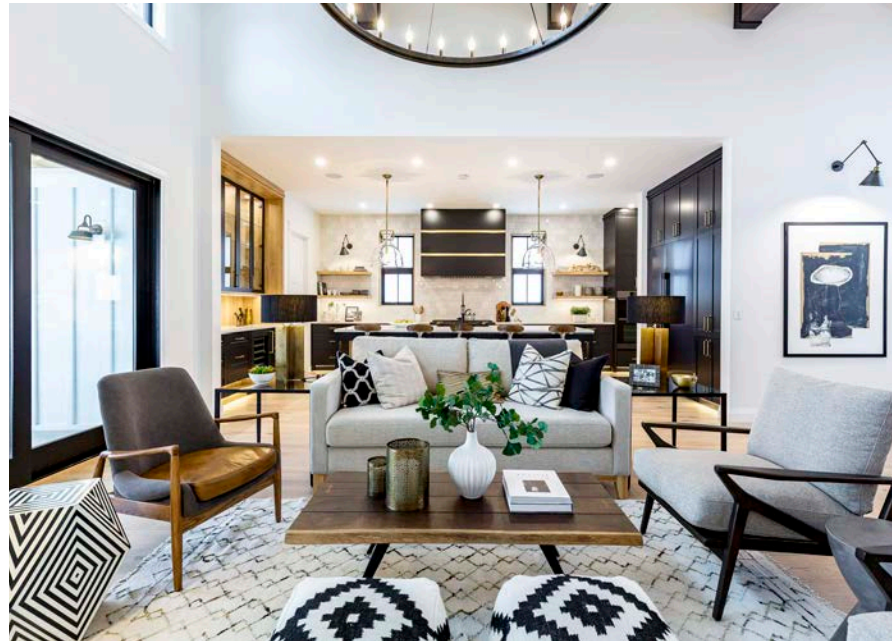
DEKORA is actively working to change the game of home staging by creating spaces that are current, stylish, beautiful... and unique. “We don’t style with typical looks that appeal to everyone in general and no one in particular,” states Jeff Goth of DEKORA Home Staging. “If our home looks staged, then we haven’t done our job. The home needs to stand out from others so potential buyers will fall in love at first sight.”

Creating homes that are appealing and memorable for both buyers and homeowners alike, DEKORA uses décor to embrace the architecture and function of the property, creating lasting impressions that enhance desirability and value. “We are not a ‘one size fits all’ kind of company,” notes Jeff. With experience in all market segments, from starter condos on up, DEKORA’s expertise shines brightest in the high-end real estate market, having staged many of Calgary’s most luxurious and expensive properties.

“In a rapidly growing industry, it is easy to focus on providing low cost staging options rather than the best solution to showcase a property. DEKORA has maintained a consistently high level of quality and exceptional service since its inception in 2003,” says Jeff Goth. They continually raise the bar in how they present homes to maximize appeal by targeting the style to the audience. Buyers have responded by purchasing some or all of the staging furniture from DEKORA for their new homes.

With frequent purchase requests over the years, DEKORA knew they were onto something. Their unique and successful approach to home styling lead to an approachable new design service called “DEKORA: Love Where You Live.”

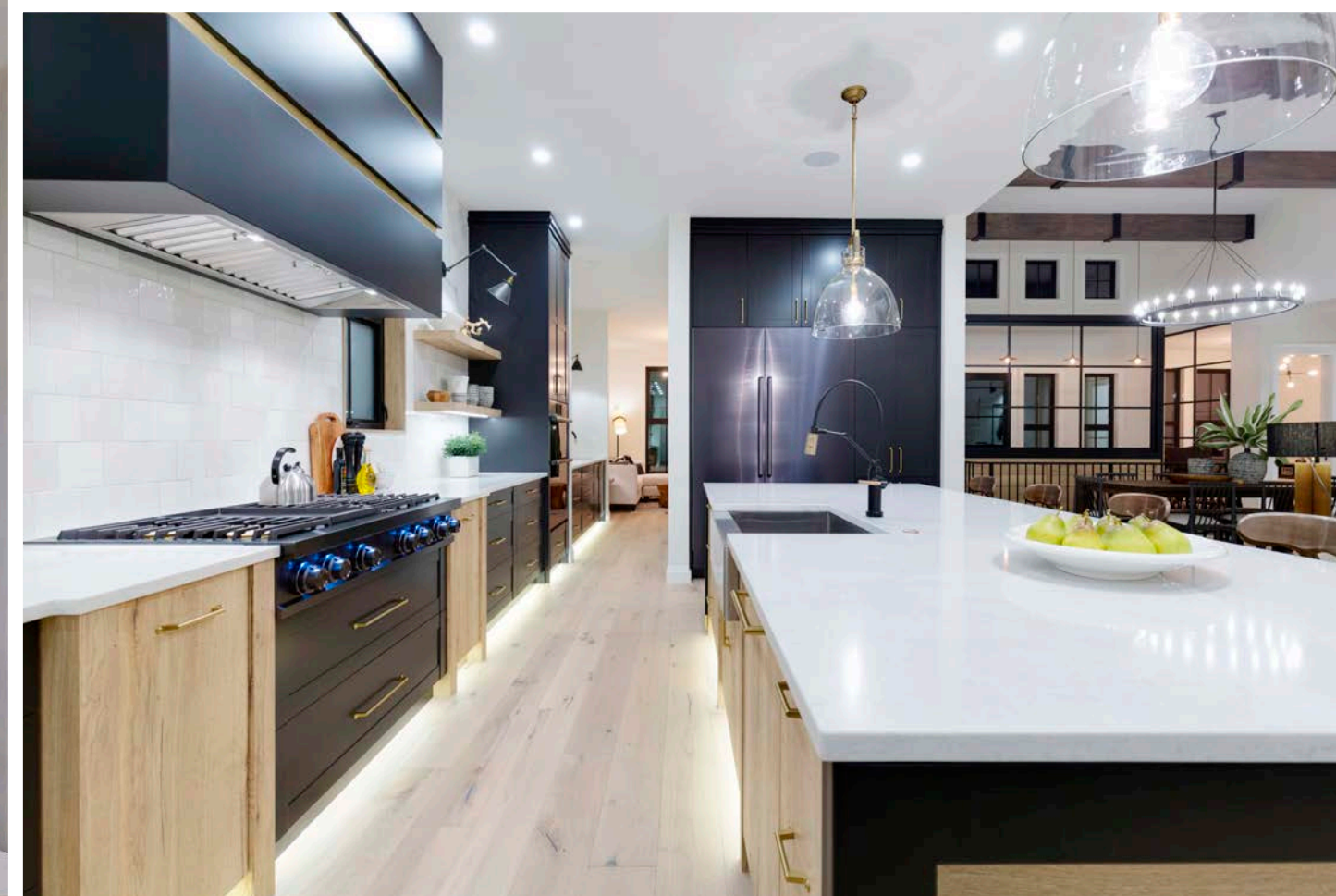
More economical than working with a typical interior design firm, DEKORA leverages their experience, supplier relationships, team approach, and infrastructure to provide a cost efficient and style forward design option for clients. Jeff says, “We can provide home decor in a relatively short period of time. With a current inventory of over four million dollars and the ability to quickly access many suppliers, our clients can source a few items or an entire home décor package.”



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A style that's sweeping homes with its cozy warmth and charming character, Modern Farmhouse designs are capturing the imagination with their rustic flair. A new style inspired by its classic vernacular, builders are taking elements from the original period architecture and transitioning them into something new.

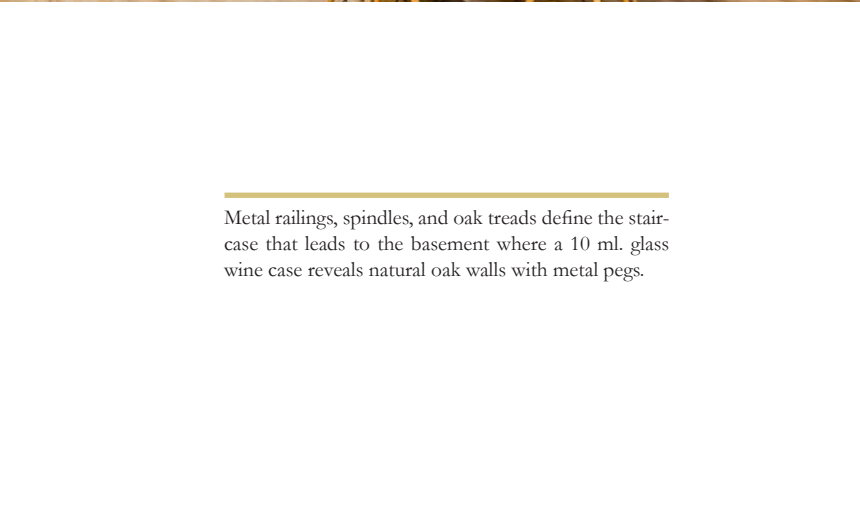
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How Sweet It Is!

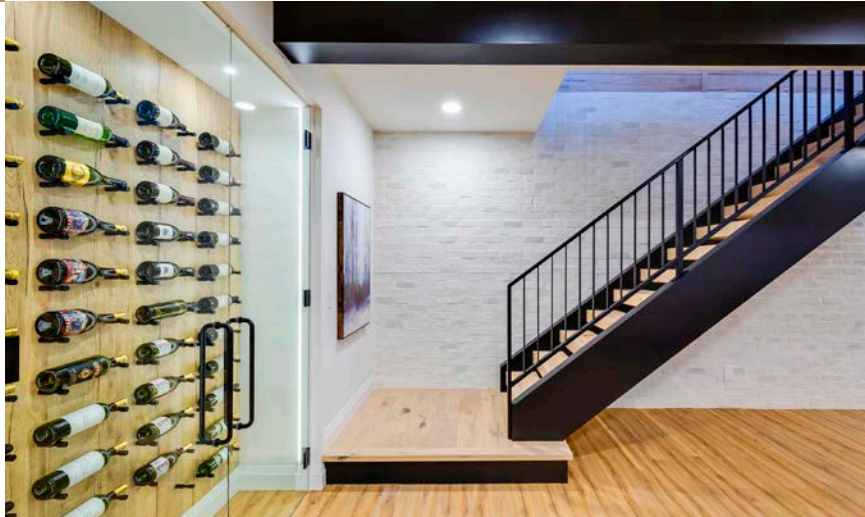
Engineered white oak hardwoods host a natural oil finish and complement black lacquered millwork in the kitchen with Champagne bronze pulls. The island displays natural Halifax Oak with similar floating shelf features. A stainless steel apron sink adds rustic charm to the décor that features toe-kick lighting. Quartz countertops add contrast with a hood fan of black powder coated metal and brass inserts above a backsplash of Artisan White, hand-glazed ceramic tile. A butler's pantry extends to the flex room beyond.



Painted beams adorn ceilings in the basement with shiplap wall siding.



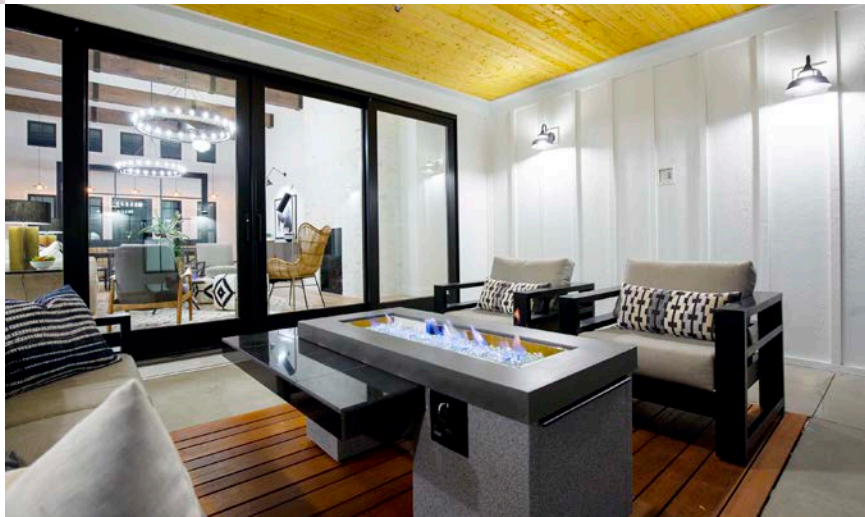
Metal railings, spindles, and oak treads define the staircase that leads to the basement where a 10 ml. glass wine case reveals natural oak walls with metal pegs.



The bar has its own island seating with a dishwasher, beverage fridge, and sink. Adjacent, the gym is encased in 10ml. glass.



Kayu Batu hardwoods are inlaid in concrete in the covered patio where a natural pine ceiling and board and baton wall siding provides farmhouse finishes.



This Calgary couple wanted to build a spec home but were waiting for the right opportunity. “When the lot became available we knew that its quarter-acre size offered a unique opportunity to build an inner-city bungalow in Rutland Park,” shares Nancy Conyers who with her husband Peter, were excited to explore style and options.

Passionate about homes and design, upon their return home from Australia, they found themselves inspired by the variety and beauty of the modern themes they encountered. “Having a lot of land to build on allowed us the room to experiment, so we embraced the Modern Farmhouse style then added industrial touches here and there,” shares Conyers.

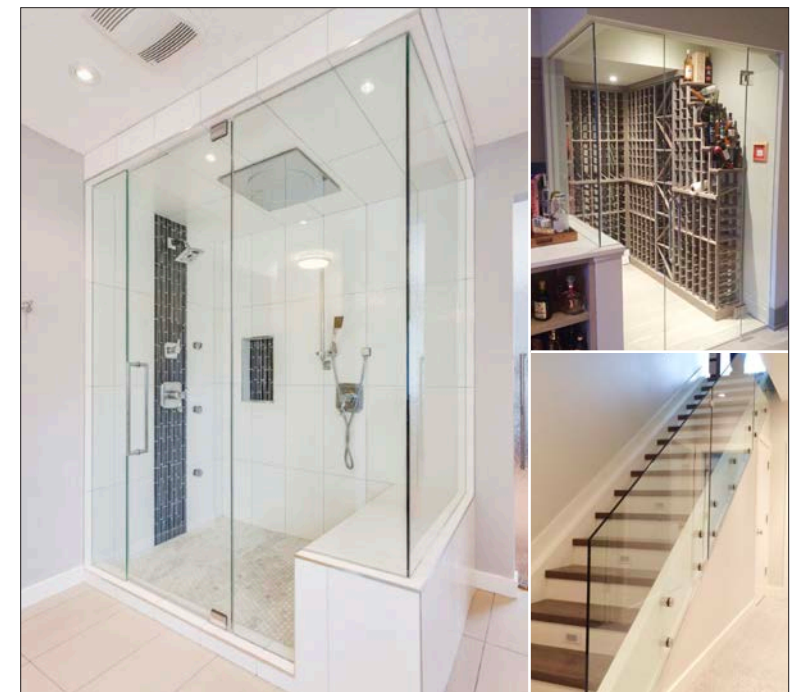
With regards to function, they decided on a layout that would be suitable for empty nesters or a family with older children with the master bedroom on the main level and spare bedrooms in the basement. “The home was designed for entertaining and single-level living,” adds Conyers of the near 4,200 square feet of comprehensive lifestyle flows. “There is never enough bungalows being built and a lot of buyers seek single-level living where they can age in place.” This engaging open concept was creatively conceived with spacious common room flows and cozy corners to appease individual function, as with the front den and mirrored flex room space that anchor the foyer.

Assisted by Ron Wildman of Inside Out Architecture, the home hosts a clean-lined layout. “We used simple forms and applied a modern twist to accommodate the desired look that is very unique and accommodating,” describes Wildman. “The architecture is based on symmetry and balance. Upon entry, you immediately feel the difference although you may not know why.”

Hosting an eclectic yet purposeful decor, multiple textures and natural materials such as woods, wicker, and metals blend with simple, layered, geometric patterns with eye-catching appeal.

Situated on a pie-shaped lot on a crescent, the generous backyard hosts an attached triple garage. “The zoning allowed for 45% lot coverage, including the garage, but because we had so much land we didn’t even approach that number, even with our covered patio, which affords comfortable and spacious, three-season outdoor living,” shares Conyers.

Rutland Park is an older community in Calgary with little redevelopment thus far and the home has real presence. “It’s completely different in terms of size, style, and finishes and offers a fresh face in the community,” suggests Conyers. “When we had open houses, people made such a fuss over the covered rear patio with its motorized Phantom screen built into the bulkhead. Even when it was cold we had the fireplace on and people loved it.”



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Fifteen-foot ceilings host Douglas fir box beams with faux black metal accents that enhance farmhouse style in the great room where the fireplace features Tundra Chalk-dust brick veneer. The glass front entry includes side windows with clerestory windows at the front and back of the room, providing a bright balance of features.

Obscured glass windows align the central steam shower with warmed bench seating and Herringbone tiled floors in the master ensuite. The freestanding soaker bath displays a tub filler in Champagne Bronze.

A glass and metal divider separates the flex room with shiplap siding, from the foyer.

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Living LARGE

Inspired by their travels, this creative couple did not appear impeded by boundaries when conceiving their latest show home. Known for creating exceptional living spaces with extraordinary function, they raise the bar in luxury and all that comes with it, hosting features, finishes, and those little extras that give the term 'living large' a whole new meaning.

Custom metal panels edge a Cambria quartz-clad fireplace with vertical, gold metal channels. Above, hand-painted wallpaper hosts a stone aesthetic in the two-story great room that is separated from the kitchen by a pillar clad in red oak stained panels with the look of ledge stone.

Imported, large-format, ceramic tiles feature a marble aesthetic and anchor main floor flows where the gourmet kitchen hosts a blend of Cambria Skara Brae quartz on the dual islands and Artemis Lincoln white quartz on perimeter cabinets. Full height, flat panel millwork features dual tones of Ultra Matte Black and Milk Chocolate wood grain veneers that reveal Champagne bronze channel pulls. Pantry pullouts reside next to a hidden door that lead to a full spice kitchen. The paneled Sub-Zero fridge/freezer and dishwasher in the island displays seamless integration.





A crisp, white cultured stone base anchors a well-contrasted combination of Lux Architectural Panels, metal channels, and a white and charcoal smooth stucco blend on the stately and modern façade. Fibreglass garage doors feature a wood panel finish with complementary flair with powder-coated aluminum and glass railings on the second levels for unobstructed views.



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Sunny and Seema Sahni make it look all look so easy, yet each home they craft is a carefully planned and coordinated production that brings form, substance, and elevated function to Edmonton. “Our passion comes from knowing that we’ve added value to a home, which is one’s most important financial and personal possession,” says Sunny, adding that every project is an inspiration for future homes and every client a future friend for life. “Our projects know no limitations.”

Platinum Signature Homes creates the extraordinary by building and designing lifestyles in its construction of exquisite homes of exceptional quality. “Clients wish to have a stress free experience with home building and we take it a step further to offer them the complete package. This means that each custom home comes with all the extras—window coverings, wall features, furnishings, accessories, plants, wallpaper... you name it,” explains Sunny who has been involved in new home construction since 2004. Offering superior customer service at every step of the build, they consistently source the finest construction techniques,

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Bringing the outdoors in, the Green Room lifts the spirits on cold winter days and every other day of the week. This refuge hosts artificial turf surfaces with pebble stone edging for a spa-like feel. A decorative wood-clad wall adds interest beneath four skylights.

Circular in shape, the powder room displays a series of black panel mirrors that angle around its contours creating an infinity image effect. The mirrored sink hosts LED lighting inside the bowl beneath hand-painted wallpaper in a stone aesthetic. The door features a dual laminated image and brushed aluminum door pulls.

A dropped, decorative bulkhead defines the bar area where reclaimed hickory adorns the bar top and sides of consistent mill-work finishes. A full service wet bar, it contains a beverage and wine fridge, dishwasher, microwave and icemaker. Four flat screens can either host a big picture event or four separate channels. Adjacent, the gym is revealed behind 10ml. glass doors.



materials, and craftsmanship with every detail executed with their client's wishes in mind.

This luxurious, European-inspired, modern show home located at 23 Windermere Drive SW in Windermere Ridge enjoys the views and the executive distinction of the community. Its rooftop advantage overlooks the River Ridge Golf Course and North Saskatchewan River, with front-facing balconies further indulging an outdoor lifestyle. Displaying 10,692 square feet of lifestyle living in the basement, main, and second levels, the rooftop features an additional 1,050 square feet to satisfy a host of outdoor inclinations.

Designed in-house with the assistance of architect Orest Kuszka, the 'Sainaya' reflects the architectural styles and finishes that

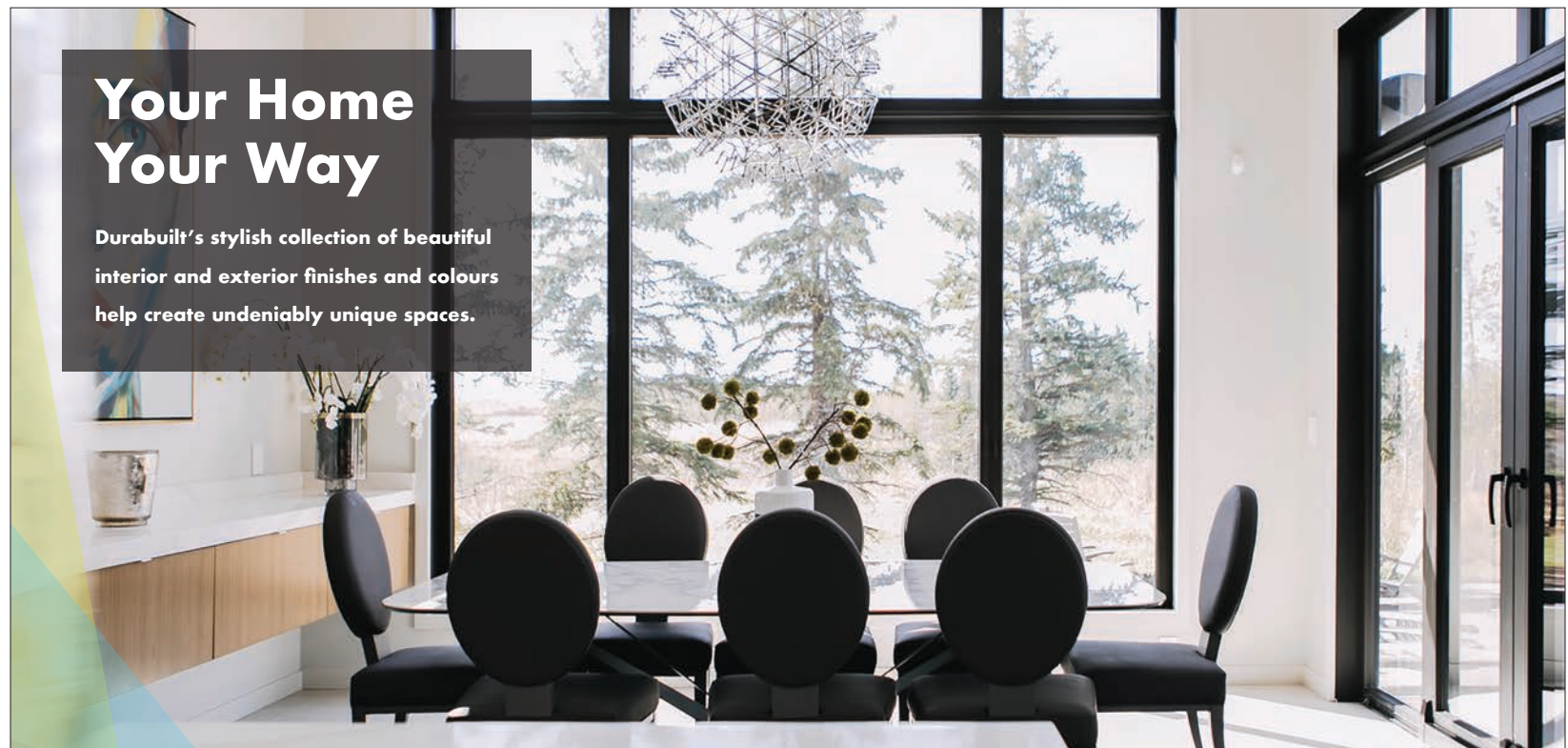


they discovered in Italy. "The luxury homes there largely revealed clean, classic lines with black, gold, and mirrored finishes, and these elements inspired us," recalls Seema, who is the owner of Flaunt Interiors and was instrumental in the homes design, as well as providing the finishes, furniture, and décor. "All of the furniture is from Italy because a home of this caliber deserves that level of décor," shares Seema.

Utilizing the principles of feng shui, Flaunt Interiors provides innovative interior design solutions that are inspirational, decorative, and functional, satisfying the personality of its homeowners and the desires of today's lifestyle. "My company is a one-stop-shop for high-end custom homes and I am available to create a concept that is uniquely tasteful, fluid, and on theme," says Seema. To that end, the design was created for flow and to keep that energy harmonious with no disconnects.

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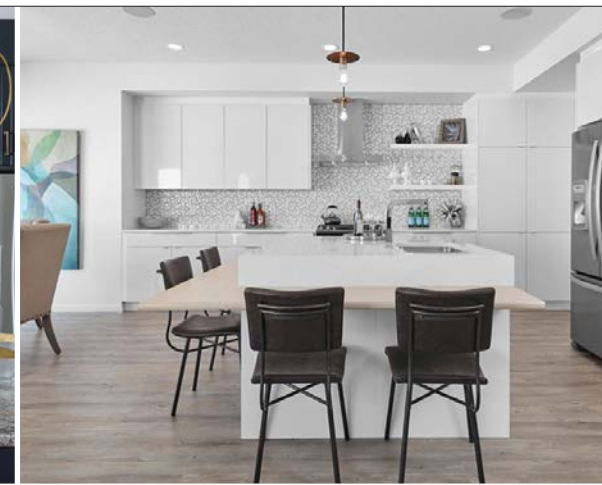
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Considering the large floor plan, the home exhibits a charm, warmth, and intimacy with various ceiling heights and architectural dividers defining room flows on the main level. “The home was designed for entertaining large groups of friends or the needs of large, extended families,” cites Seema. Hosting four bedrooms upstairs, and two fully suited bedrooms in the lower level, it also features an elevator that rises to the rooftop, fulfilling the needs of a spacious domain with an embracing array of function.

Given the success of their last show home located next door, which was the largest show home of its time in 2016, the home reveals the same elegance and open-concept appeal that proved extremely popular. “This home is quite modern, yet its curb appeal exudes a warmth that offsets the coolness of contemporary design,” explains Seema. “The width of the lot also allowed us a six-car garage and we creatively contained the massing that although maximized, appears intentional and appropriate for both the lot and style.”

A home built for comfort and enviable function, it hosts in-floor hydronic heated floors throughout the home, including the garages. Featuring a Control 4 home automation system that integrates lighting, HVAC, audio/video, security, cameras, and blinds, the home hosts convenience and ease at a touch of a button. With energy-efficiencies top of mind, they have also implemented HRV's, triple-pane, low-e, argon-filled windows, low-flow toilets, and an EIF's stucco system.

“It’s our attention to details that makes us stand out in the industry,” notes Sunny. “We travel extensively to find ideas and bring them to the market. Ultimately, it’s outside the box concepts that get people excited and so we tweak and implement where we can.”

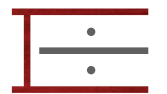


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Custom metal panels edge a Cambria quartz-clad fireplace with vertical, gold metal channels. Above, hand-painted wallpaper hosts a stone aesthetic in the two-story great room that is separated from the kitchen by a pillar clad in red oak stained panels with the look of ledge stone.

Supported by a red oak mono stringer for a floating staircase effect, solid red oak treads with integrated landings provide an exceptional feature. Frameless 12ml. glass displays stainless steel, side-mounted handrails and standoffs.



The spacious master ensuite features an open concept with a corner closet in Milk Chocolate veneer with Ultra Matte Black rear panels. Consistent millwork hosts Artemis Calacatta Venetian Nuvo quartz with Champagne Bronze edge pulls. The shower features a laminated glass design with bench seating next to the soaker bath with a chrome, floor-mounted tub filler.



Red oak cladding, a mirrored rear wall, and a ceramic tiled floor captures elevator interiors that rise four levels from the basement to the rooftop, allowing residents to age in place in their own home.

Versace tiles frame the indoor water feature that displays a pebble stone trough base with 10ml. glass at its centre.



An assortment of motorized leather and casual seating services the home theatre where a circular bulkhead adds interest amidst LED-lit movie posters. The 135-inch projection screen couples with a JVC 4K projector with built-in towers and subs behind the screen for a genuine theatre experience.



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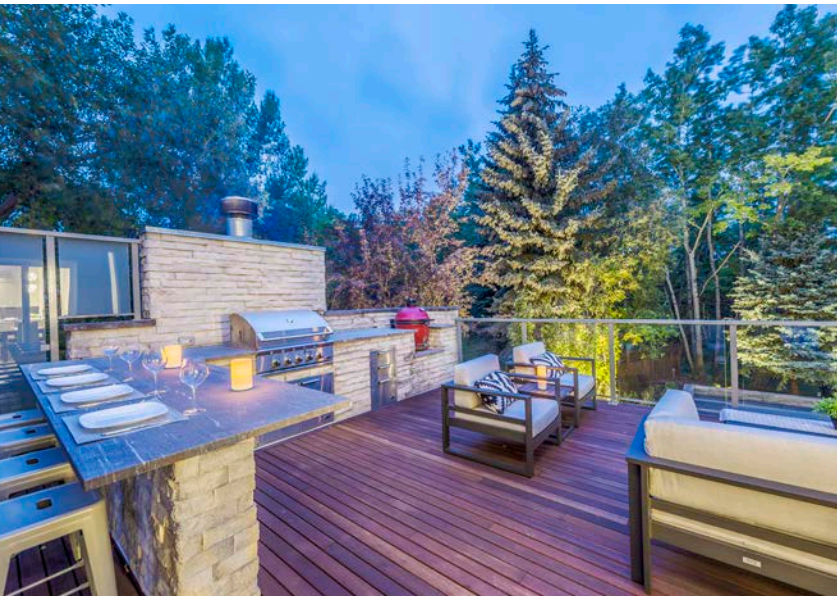
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VisionScapes & Kayu Canada



This dynamic duo offers material quality together with design and construction excellence all rolled into one, affording comprehensive outdoor beauty. Providing premium residential design/builds for outdoor living environments, VisionScapes president Jeff Campbell knows exactly how form meets function, recreating your backyard in a manner that both extends living spaces and captures the eye.

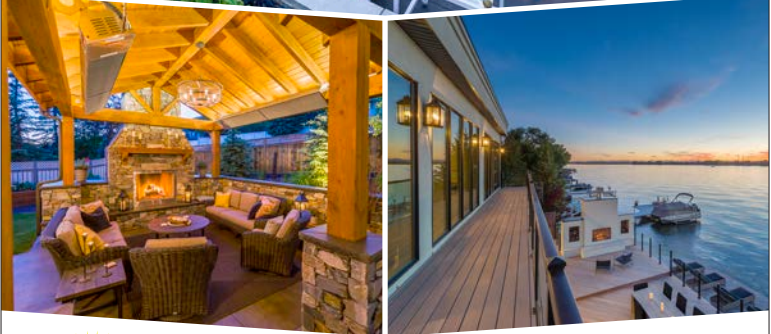
“This home backs onto Fish Creek Park in Shawnessy and with no fence separating it from the park, we wanted to develop a seamless flow of features and elements that would sustain this setting,” shares Campbell. Together with Jim Labelle of Kayu Canada, they utilized Red Balau Batu throughout the home’s exterior and yard to capture a setting of warmth, beauty, and durability.

“We were brought in to do the landscaping and created all of the exterior decks, pool, fireplace, and the retaining walls,” shares Jeff of the large family that wanted recreational areas for the kids and additional outdoor areas to entertain.

At walkout, a large covered deck features a wood-burning fireplace clad in chiseled limestone with ceiling-mounted, infrared heaters and Charcoal tinted, sand blasted finished concrete floors. “There is over 2,500 square feet of concrete in the backyard alone,” admits Jeff. Tongue-and-groove Red Balau Batu clads ceilings surfaces with rich character.

The lap pool is 35 feet long and hosts a stamped concrete deck. “Because we didn’t have a fence separating the rear of the home from Fish Creek Park, the plantings are all deer resistant,” states Jeff. At the front of the home a Red Balau ceiling and deck is accented by an aluminum and glass railing. The main floor rear deck features more batu decking and outdoor kitchen amenities. The built-in island hosts a limestone countertop with consistent chiseled limestone and glass railings for unobstructed views of the pool and park below.

A leader in tropical hardwoods in Canada, Jim Labelle concludes, “Red Balau is an extremely durable and long-lasting wood that is ideal for outdoor builds. The use of it in the home’s exterior and decking provides a rich warmth and seamless aesthetic that will look as good twenty years from now.”

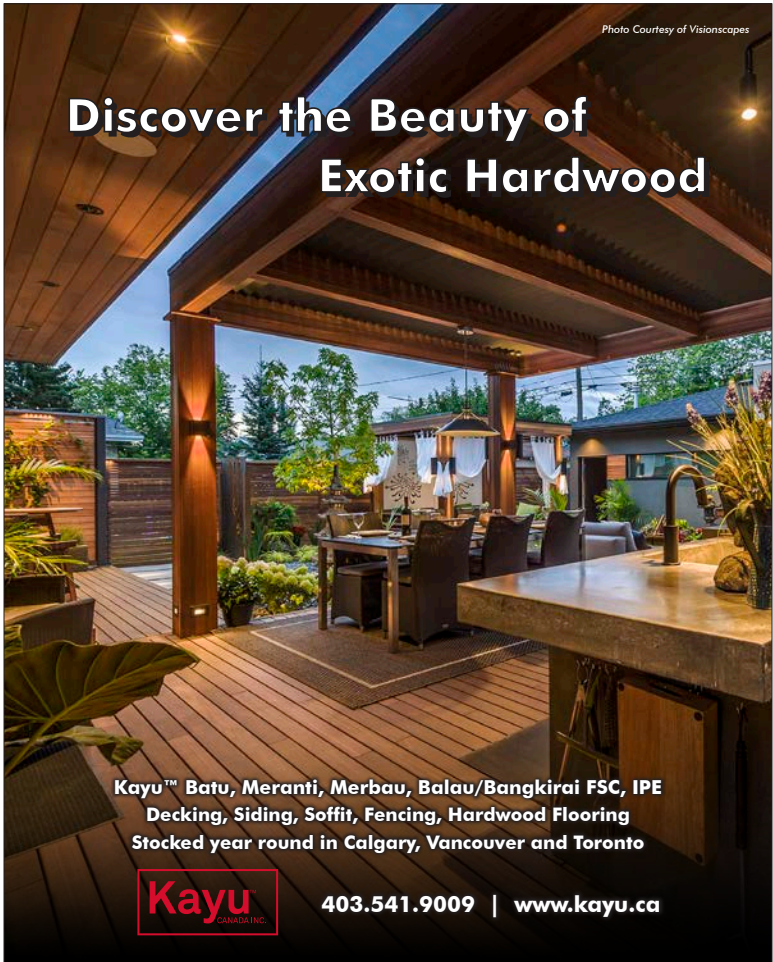


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SPIRIT BAY

A resort community that ticks all the boxes with a few unexpected ones added, Spirit Bay captures a sense of wonder, invigorating our view on life and possibly, how to live it.

Photos by Artez Photography



It may often seem that the issues of ‘community’ and ‘sustainability’ are not the primary focus of development, yet that appears to be changing. The Trust for Sustainable Development is a non-profit, federally chartered, Canadian land and community development corporation (The Trust), with the objective of meeting the needs of present generations without sacrificing the hopes of the future.

“The Trust was launched by my partner David Butterfield who passed away two years ago. His vision was simple, ‘Let’s get back to building beautiful things,’” recounts Kris Obrigewitsch, now President of The Trust. To that end, their shared vision was to recapture that small town feel that is often recalled with fondness. “Many of us come from small towns and we wanted to reinvent these authentic communities in an extraordinary location, and what better place to reminisce than Spirit Bay.”

Seeking to create destinations that are beautiful, enhance quality of life, respect the environment, and address social issues and parity on all levels, Kris explains, “If we could do this in Becher Bay and



unlock the magic that is here to not only enjoy but cherish, what an achievement that would be.”

Developers of several past projects of notable stature and merit, The Trust was the driving force behind the success of Loreto Bay in Baja, Shoal Point in Victoria, and Civano of Tucson, Arizona. Guided by the principles of ecological protection and enhancement, social responsibility, and economic development, each of these uniquely rich developments impart these lasting values and the evolved ideals of New Urbanism.

The area now occupied by Spirit Bay was traditionally completely inaccessible and demarcated as Federal lands. Eventually, rising demand from those seeking the lifestyle that this locale so amply provides, has given those with vision, compassion, and the will to tread sensibly and lightly in all aspects of development, an opportunity to share with like-minded residents a place of joy, wellness, and fellowship.

“We build new towns. And while the sustainable aspect seems straight forward, it’s social development that is the challenge, and often, the reward,”

admits Kris. “For the first time we have the opportunity to partner with and provide a socially sustainable impact with Becher Bay First Nation for generations to come.”

And it is a partnership in the truest sense. The Sci’anew share their land and resources, while homeowners provide opportunities for their people in the form of investment, infrastructure, and ongoing revenue. The band also receives municipal taxes and revenue from its geothermal energy utility that heats and cools all of the homes.

Woven into the seaside landscape on the south coast of Vancouver Island, Spirit Bay works in harmony with its environment. Every building, road, and pathway inspires and promotes interaction within a setting that offers unprecedented access to the ocean. “We have the opportunity to watch orcas, sea lions, otters, and seals year round, and in the fall we can witness the migration of Humpback whales. It’s truly phenomenal,” adds Kris.



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“Every time we build in a new location, we have to listen to the land and its history,” says Kris. “Here, we are five minutes from the best fishing on the island this close to Victoria where there is no commercial fishing allowed. So one can boat out, drop a crab trap, and pick up supper at the end of the day.”

Blessed with magnificent views of the Olympic Mountains and the Salish Sea, Spirit Bay is adjacent to a 3,500-acre wilderness park and offers custom cottages and extraordinary waterfront lots where one can build and live their dream lifestyle. Designed to capture the charm and allure of a historic fishing village, the homes are vivid and well constructed, using high-grade materials. With an emphasis on quality and longevity, much like European homes they are built for future generations.

Located 35 minutes from Victoria at 4901 East Sooke Road in Me-
tchosin, BC, Spirit Bay’s allotted 100 acres will ultimately host 4-500 homes and 20 businesses over the next seven years. Smaller is important because common areas are designed to encourage homeowners to enjoy the outdoors. Now under construction, its village centre will host a grocery store, café, medical and dental offices, and a gas station. Other amenities include a clubhouse, sports field, and tennis courts. Access to the Cheanuh Marina, adjacent to the village, is a key amenity for residents who want to launch a canoe or kayak, rent a slip or charter a boat.

“We have sold 90% of our 55 lots in Phase One and 80% of our 27 Phase Two lots thus far,” shares Kris. Village homes are nestled on the hillside adjacent to the marina. Ranging from 1,200 to 2,700 square feet, they are priced from \$600 - \$900,000. Phase Three is now for sale and offers ridgeline lots on a forested point overlooking the Salish Sea with lots priced from \$200 - \$400,000. With only six waterfront lots left on Sunset Point, they range from from \$400 - \$800,00 and are all south facing. “The opportunities for creativity are tremendous. One can even crab off their deck if they like. Because we are building on federal land, we don’t have to abide by provincial setbacks and as such we can build right to the water’s edge,” sites Kris.

“What we envisioned and what typically occurs in these very unique communities that we have developed is a majority of second home ownership,” notes Kris. “Yet, what we have encountered in Spirit Bay is remarkable—an incredible 99 per cent of full-time ownership. People have come out from across Canada expecting a month or two of vacation time and eventually end up living here.”

As people look to downsize, priorities often change. “Our residents want to spend their life living outside hiking, kayaking or fishing, not indoors,” observes Kris. “They want to spend their time and money on travel, or on a neighbour’s deck with a glass of wine in their hand.”

While the fishing village lifestyle is an appealing draw, many have been impacted by a secondary influence that is proving equally compelling. “People love the idea of putting their money where their values are,” admits Kris. “Homeowners are proud to participate in this relationship with the First Nations people. It affords them hope and the opportunity to care take their own future, which is exactly what they were looking for.”

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QUARRY PARK



Photos by Mike Heywood

One developer stands apart in its emphasis on commitment, integrity, and stewardship. Renowned for its ability to pioneer new construction solutions in the evolution of thriving business parks and communities, Remington Development Corporation's latest venture is perhaps its most industrious with Quarry Park leading the way in lifestyle fulfillment and integration.

Remington's values are a guidepost for all of the company's endeavours and the foundation of its success. Continually surpassing expectations that set the bar for development, their current and consistent efforts in Quarry Park continue to grow and take measure.

With over 2,200 home sites being developed, its diverse blend of multi-family residences and single-family homes have created a destination recognized for its tranquil beauty and sense of community. Offering a European influence and distinctive styling, streetscapes are adjacent to its prime riverfront location and 50-acre nature reserve, with tree-lined boulevards and numerous parks enfolding

streetscapes of authentic architectural character. Hosting charm and embracing curb appeal, the homes depict French Countryside and Georgian themes that capture steep-pitched rooflines, brick facades, and charming timber accents.

"Quarry Park is really defined by our three core principles: sustainability, life balance, and convenience," admits Residential Manager, Julie Seidel of their master-planned community of Quarry Park. "This perfect blend of residential and commercial development truly offers a live, work, play lifestyle for homeowners. Whether it's an easy commute to work, a swim at the centrally

located Remington YMCA, or a glass of wine on the patio at the Market, Quarry Park really has it all."

Remington is proud to showcase its final penthouse of Champagne, unit 501. The Champagne project won the 2017 CHBA Alberta Award of Excellence in Housing, was a 2017 CHBA National finalist, and also the recipient of numerous Calgary Region CHBA awards.

Unit 501 showcases 2,190 square feet of exemplary finishes hand selected by Designer's Edge, and features 10.5-foot ceilings and over-sized windows overlooking expansive views from its fifth floor setting. Hosting three bedrooms and two baths that include oversized underground parking, it is currently listed at \$1.2 million.

"This penthouse was designed for working professionals or the empty nester who desires a luxury lock-and-leave lifestyle," shares Seidel. Distinctive at entry, each Champagne building offers two elevators for 36 units and the underground parking is equipped with its own car wash. Nestled between the Bow River and nature reserve, its private west-facing courtyard provides a common area with private access to river pathways where one can bike or stroll. "All of our buildings are pet friendly and are only a short walk to Sue Higgins Dog Park," shares Seidel.

The building itself features insulated pre-cast concrete panel (ICF) construction, including walls and foundation, providing the highest level of sound attenuation, fire resistance, and energy efficiency for its residents. Remington was also Alberta's first private developer to design and construct a LEED Gold Certified building (Quarry Park West), and was an early pioneer in the re-use of recycled construction materials on new development sites, saving landfills from the unnecessary dumping of materials and waste.

Sharing a similar demographic with those seeking ease and convenience, the newly launched Calais villas hosts 24 homes that offer main floor living with expansive floor plans that include vaulted lofts, in-floor





radiant heating, and a double-attached garage. “Main floor living is an easy next step,” states Seidel, noting Quarry Parks multiple amenities and pedestrian lifestyle.

With generous storage and no stairs to the sidewalk or patio, the indoor/outdoor experience allows residents to comfortably age in place. The loft is also a convenient flex space where one can accommodate sleepovers with grandchildren, an art/photography studio, fitness room, or live-in quarters for a caregiver. Layouts span from 2,100 to 2,300 square feet with high-end finishes. The loft further affords the option for two additional bedrooms, a bath, and bonus room.

“The Calais hosts an impressive list of standard finish options with personalization opportunities for early buyers,” says Seidel, adding that they sold 25 per cent in their prelaunch with prices ranging from \$595 - \$775,000. The exterior building specifications of Calais also provides a distinctive appearance and streetscape, unmatched by competing villa products. For those seeking to personalize, there are three beautiful finish packages curated by Holland Design of Calgary to choose from plus options for further customization.

Featuring yet another exciting offering in Quarry Park that is now already half sold, Gatestone Townhomes offers a stylish lock-and-leave lifestyle that is sure to delight. An exclusive enclave with only fifteen residences, each with its own double attached rear garage, these homes host two and three bedroom layouts that span from 1,370 to 1,615 square feet and are priced from \$480 - \$550,000. Featuring an outstanding level of finishing standards and a luxury kitchen, these townhomes establish the standard for boutique living.

“People love Quarry Park. Its closeness to the Bow River with its amenity-rich Quarry Market is a tremendous draw in itself, but as a new community that is minutes to downtown with a C-Train not far in its future, its locale is truly unique in convenience and appeal,” concludes Seidel.

THE CALAIS

DISTINCTIVE BUNGALOW VILLAS



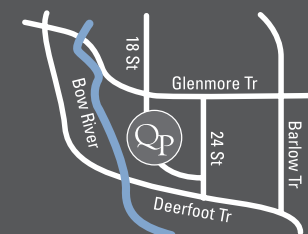
MAIN FLOOR LIVING IS AN EASY NEXT STEP

Living in a luxury home designed and constructed by an Alberta development leader makes the path forward even easier. The Calais features customizable lofts in 24 Arizona style bungalow villas. Located steps from the Bow River in the attractive community of Quarry Park.

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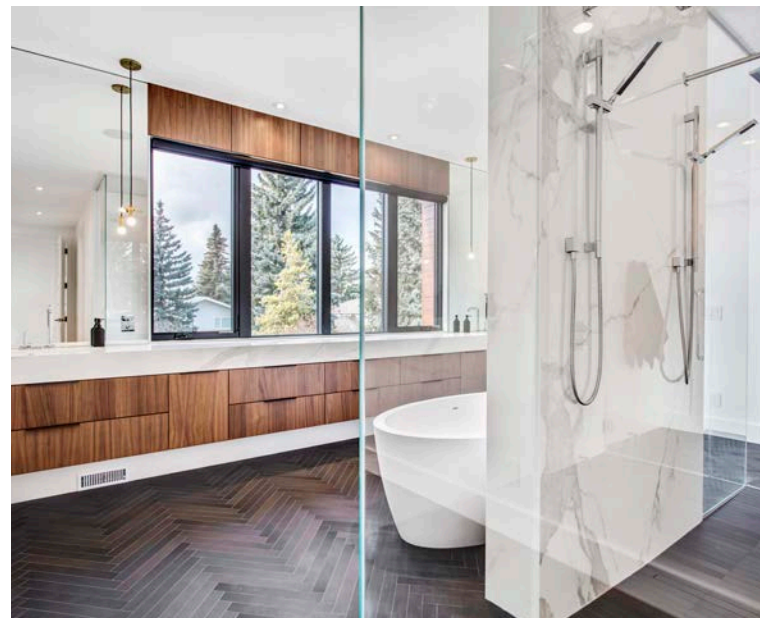


Showcasing an astounding design of sleek modern and minimalist charm, Legacy Kitchens delivers premium kitchen designs and renovations. For over three decades they have proudly served Calgary home owners and builders with a professional kitchen design staff and trades people that can create a wide selection of styles and finishes from some of North America's finest cabinet manufacturers.

Located in the community of Varsity, this new build by Lupi Luxury Homes depicts a high level of functionality with built-in accessories that include pullout trays inside pantries and a recycling centre in the island. Full height cabinets feature custom stained, walnut millwork in a vertical grain that captures BLUM full extension, soft-close drawers and a blend of touch-latch and black metal tab pull features. End cabinets in the kitchen display a Bianco Nanotech Matte finish with white metal slide outs and drawer boxes.

The island surface hosts a porcelain slab finish with a waterfall-edge that provides contrast to the décor while above, the decorative bulkhead exhibits walnut strip detailing with LED lighting. A recessed wall encases the cooktop with continuous porcelain tile and stylish innovation. Adjacent, a built-in speed oven and coffee machine adjoins a paneled bar fridge and dishwasher in the island for seamless craftsmanship.

The master ensuite features an appealing blend of continuous walnut millwork and wall paneling above the window amidst porcelain countertops with mitred-edge details. Herringbone-patterned floor tile borders shower flows and a freestanding bath.



"It's the quality of our cabinetry, dependability of our service, and commitment to great customer experience that sets us apart in the industry," says design consultant, Kimberley Schellenberg of Legacy Kitchens. "And our clients love it. We can fit any design brought to us and are happy to personalize features. Our very skilled, experienced installers give us the confidence that our great designs will be installed with care and precision."



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Photos by PMR Design



A picture-perfect, year round resort community located on the shores of Ghost Lake, CottageClub offers everyone the option for recreation. Whether you're looking for a weekend getaway, a snowbird retreat, or a legacy cottage, this destination offers majestic Rocky Mountain views alongside lakefront amenities just 35 minutes west of Calgary.

The concept and creation of award-winning developer Lamont Land, this engaging gated community hosts a freshwater lake, private sandy beaches, a boat launch, and extensive nature trails that wind amidst acres of green space. Recognized for its lake resort charm, CottageClub's private recreation centre includes an indoor swimming pool, fitness room, library, and great hall. Its community kitchen is also available for private events with pizza ovens, patios, and BBQ areas available to service the friends and family of its residents.

Offering cottages for almost every budget and lifestyle, flexible building options cater to buyer's individual wants and needs. Located just 10 minutes from Cochrane, 40 minutes from Canmore, and 50 minutes from Banff, CottageClub's ideal location is second to none with easy access to world class amenities that include skiing, fishing, hiking, rock climbing, and golf all within close proximity to urban comforts.

An added benefit is that you can buy a lot, enjoy the amenities immediately, and build at a later date from their premiere builder group that offers new and exciting building options that include geothermal, Sea Can Cottages, and Solar PV.

Cottages are set right on 22-kilometre long, glacier fed Ghost Lake, a scenic hot spot for lake activities year-round. "It's the perfect place to learn how to sail," says Don Stengler, project manager of CottageClub Ghost Lake, who also has a cottage in the community.

Hosting approximately 20 acres of land with lakefront for community activities, CottageClub will ultimately host 350 cottages. With architectural codes that are not too restrictive and encourage creativity, they ensure that community values are maintained with a wide selection of styles from Alpine influenced homes to modern designs.



With five phases in planning, 60% of the lots are sold. “One can buy and build here for as low as \$250,000. Phase four is now open and offers some smaller lots that start at \$109,000,” adds Stengler. In addition to its recreation centre, CottageClub also has many well-placed amenities throughout the community that includes a beach volleyball court, wildlife protected community gardens, and an observatory where residents are welcome to bring their telescope to where light pollution does not exist.

Aura Quality Homes has been building in CottageClub from the start with many of the streetscapes influenced by Aura’s Modern Alpine flair. “We have built nine cottages since its inception and have another five ready to start this summer,” says Ken Denchuk of Aura Quality Homes. “It only takes six months to build any model from our number of exciting open floor plans, which allows the cottage owner to customize finishes and layout options with personalized flair and function,” notes Denchuk. The façade can further be customized within the same model to capture one’s own style and avoid redundant or cookie-cutter curb appeal.

With two Aura cottages now open to view, one very similar layout hosts two very different décor themes, showcasing the use of finishes to create differentiation from a stylistic point of view. “One of our show cottages depicts a Country Modern theme with ship-lap ceilings, reclaimed hardwoods, and brick-faced walls. The second cottage displays a more modern décor with both hosting generous, well-placed windows throughout for natural light,” describes Denchuk. “It’s amazing how different these two cottages appear in look and feel just by being creative with finishes. I think that it’s important for people to be able to identify a style they like, and it’s easier to do so when viewing near identical layouts.”

“At CottageClub we work within a 950-square-foot layout because we want to address a continuity in lifestyle and therefore prevent the glaring contrasts of overbuilt properties,” explains Denchuk. A destination for professionals, families, dog walkers, and school-

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teachers, he adds, “There is diversity amongst those who buy here and I believe that a lot of people choose CottageClub because it fosters this sense that everybody is equal.”

Utilizing every square-inch into useful space, Aura Quality Homes is adept at being creative with storage solutions and built-ins. “This really promotes open-concept styling as limited square footage pushes us to become very creative.”

An advocate of naturalized landscaping options, CottageClub discourages lawns, allowing only indigenous growth with seeds and seedlings supplied by the developer. “This really ties the community together with comprehensive foliage and landscape elements,” says Denchuk.

While downsizing is the solution for many, Ken believes that their cottages feel much more spacious than the square footage implies. “But ultimately, it’s our attractive facades and dynamic layouts that really draw one in. We all take pride in owning a beautiful cottage, but when it’s in CottageClub, with all of its draws and amenities, it’s truly a destination worth exploring.”

At Aura Quality Homes, it is that focus on quality that is important to them and more importantly, to their clients. “Some may think that by buying into a cottage-style community that the standards may be lower than city living, when in fact the opposite is true. The client expects perfection and quality due to their size. We are providing 2,500 square feet of function and lifestyle in 600 – 950 square feet of layouts, and quality needs to appear at the forefront.”

Nearly 20% of CottageClub owners call CottageClub their primary residence, perfect for active snowbirds. This fully fenced, gated community encourages a lock-and-leave lifestyle. “Our weekend users typically live in Calgary and surrounding areas and come out in the summer, oftentimes spending holidays here with family,” shares Stengler.

With the recreation centre open year-round, the sky is the limit when opportunities for entertainment in the summer seem endless. With several events planned each year, holiday gatherings seem to spring up organically. Several community groups have also been formed that share common interests such as book club and paddle boarding. “Many Calgarians have made CottageClub their second home, and it’s also the ideal place to retire. You’ll have easy access to hiking and skiing at Canmore, Banff, Kananaskis, Sunshine and Lake Louise,” says Stengler. So if it’s community involvement and sun-drenched fun that you are seeking, then perhaps it’s time for a short, scenic drive to see what resort living done right can do for you.

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Providing premium doors that are open wide with possibilities, Dragonwood Doors offers those who crave craftsmanship a ready solution. “We stock the exterior and interior doors that you see on our website, which can be delivered within 48 hours,” shares Brett Schnell, President of Dragonwood Doors.

With proprietary access to Medieval Walnut and Coco woods, these exotic species provide the rich grain and the durability that make modern or traditional designs stand the test of time—with outstanding beauty. “The Medieval Walnut has crystal black distressing throughout the grain, giving it an old-world look with every plank unique,” describes Brett. “It’s an extremely hard wood and this greater density provides enhanced R-value and a longer life product. The wood is also kiln dried, offering less shrinkage and more stability than local woods.”

Available in wide planks, which afford more creativity in design, it is an ideal option for luxury homes as it complements stately features. Both woods have richness in grain and colour, making them some of the finest hardwoods available. “We also sell our exotic lumber to other manufacturers or end users so that they can match other elements of the décor such as millwork, staircases, and furniture,” offers Brett.

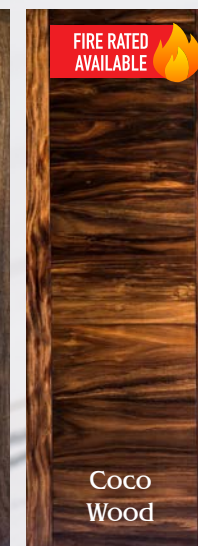
“We now stock an array of giant pivot doors, which are 58-inches wide and up to nine feet tall,” adds Brett. Featuring a grand front entry with unique function, they are also very easy to open and provide a smooth, near effortless movement that is surprising for a 600-pound door. Designed to fulfill the needs of evolving modern architecture, these doors are growing in demand as transitional designs embrace the blending of styles with increasing popularity.

“The current trend is ‘huge’. Ten years ago, a 36-inch wide door was considered large, but now a 58-inch door is becoming more the norm and is accessible,” says Brett. Due to its bottom mount versus side hinge function, this allows very large doors to operate like small doors. “Designs are now just bigger, thicker, heavier, and more grand—they are becoming more of a statement than a front entry.”

This summer they will be opening a new showroom in Calgary and will be unveiling the newest generation of iron doors—the Iron Coastline. Partnering with ASI Iron Doors of Edmonton, this will offer two new showrooms where one can find the best wood and iron doors available.



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GENESIS

on the lakes



Regarded as Stony Plain's most prestigious address, Genesis On The Lakes offers a refuge from the ordinary within its park-like setting. With features and amenities that only enhance its delightful blend of natural beauty and architectural excellence, its seven-acre lake, generous green spaces, two ponds, and treed walking trails set the stage for those seeking serenity, a focus on family, and the fulfillment of community.



For developers Mike and Carla Klein, Stony Plain meant home. After years of building on the West Coast and throughout Canada, they decided that it was time to settle down and raise a family. This new beginning signalled the start of ventures that would expand throughout the greater Edmonton area for the next 20 years, most notably, as Stellar Homes.

This was truly their Genesis. And as they started they realized this to be true not only for themselves, but also for so many others who were discovering Stony Plain as a place to call home. Mike gathered like-minded builders to join him in shaping this architecturally controlled community. Their goal was to build homes of timeless character that would push the edges of design and provide supreme function for families. This vision was reinforced by controls that would sustain its attractions for years to come. What they further discovered was that they were on the path of building community pride that would deepen neighbourhood bonds into friendship.

Located just 17 kilometres west of Edmonton, Stony Plain offers something for just about everyone. From farmers' markets and its Multicultural Heritage Centre to sports fields, an off-leash dog park, skate park, and a BMX race track, over 43 kilometres of paved walking trails provides Stony Plain with opportunities for engagement that are broad and diverse.

Stony Plain enjoys all the advantages of a major centre while continually developing and maintaining its own unique character. It seems that there is always something to celebrate. The town plays host to the Farmers' Day Parade, the Kinsmen Rodeo, the Blueberry Bluegrass & Country Music Festival, as well as the Great White North Triathlon in the summer. Its rich 130-year history is also kept alive through its murals program, which consists of magnificent outdoor paintings and sculptures created by artists from across Canada that has many referring to Stony Plain as the town with the painted past.

Making its own indelible impression, Genesis On The Lakes rests on the corner of this charming township, deftly capturing this ingrained level of community spirit. Committed to the timeless beauty and character of its homes, the



subdivision also features a commercial sector that includes a gas station, state-of-the-art car wash, convenience store, restaurant, and a day spa with much more to come to augment the convenience and attractions of Stony Plain.

“Genesis is a place for a new beginning and a fresh start for families,” shares Mike Klein of Stellar Homes. “The lakes are an escape from the hustle and bustle of downtown Edmonton without people missing out on a single amenity.”

Providing a diverse offering of multi-family units, single-family lots, and half-acre estate lots, Genesis On The Lakes was developed to satisfy buyers at every juncture. Hosting 140 acres of total land area, Phases 1, 2, and 4A are currently available, offering 78 estate lots and 90 standard lots with five show homes now open with fine builders who are happy to help transform wish lists into reality.

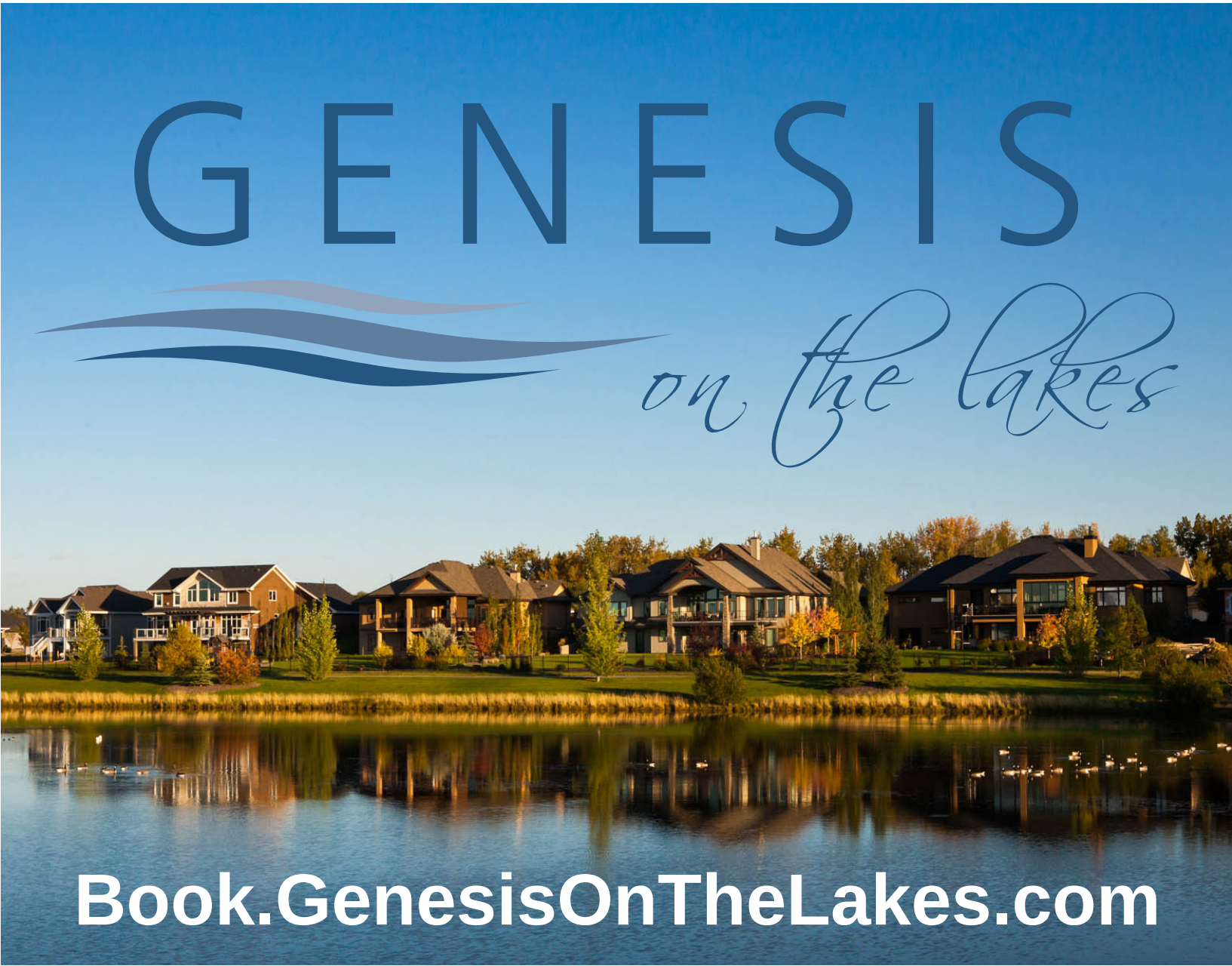
The show home parade includes Stellar Homes mid range model from \$950,000 and their luxury walkout starting at \$1,300,000, Alquinn Homes from \$675,000, Fox Maple’s show home from \$725,000, and HRD’s starting at \$800,000.

“Compared to St. Albert and Beaumont, the town of Stony Plain has the lowest property tax. If you chose to live in Stony Plain over St. Albert, you would save \$927 dollars per year. Multiply that by 20 years and that’s \$18,540, enough to remodel a level of your home or help pay for your child’s university,” says Klein. “Also, due to current changes in the Urban Planning requirements set forth by the Alberta government, we have some of the last one-half acre and acreage lots available this close to the city.”

A community rich in green space, Genesis host’s three parks with play areas, an assortment of prominent water features, and paved walking trails that meander along its borders. Available lots back onto water and walking trails with over 50% currently sold. Standard lots range from \$167 - 180,000 with estate lots starting at \$310,000, that back onto its seven-acre lake.

Architectural guidelines are in place to ensure that the quality and integrity of the community is maintained, thereby creating enticing streetscapes and protecting future property values. “These guidelines emphasize functionality and ease of living. Snow removal is a high priority to improve the lives of our commuters and we work hard not to limit the rights of our homeowners to truly customize their property,” shares Ames. From charming street lamps to wide streets, and unobstructed views, Genesis On The Lakes was designed with the homeowner in mind.

“People are drawn to the area because of its easy access to nature, providing the perfect balance of work and play,” admits Klein. “Building in Genesis On The Lakes is about more than a house, it’s about the lifestyle you enjoy—being outdoors, walking along the lake at sunset, and viewing wildlife from your breakfast table.” In addition to providing a safe family environment, the area also caters to all of ones daily needs that are just minutes away, either within the community itself or in Stony Plain.





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