

All amenities conveniently on one floor

SKAHA FROM G10

Skaha Hills offers a wide range of spacious, functional home options, including the Huskas' pick, a 2,564-square-foot model dubbed the Eagle.

"We have got all your amenities on the main floor, so you've got the washer and dryer, the master bedroom, the entertaining space and a large outdoor deck," Jansen adds. "The lower level, which is a walk-out daylight basement with large windows and 10-foot ceilings, becomes your option space. So if you want to put your home computer down there or a recreation space or additional bedrooms, that's up to you to finish it how you like."

Other model options include the 1,300-square-foot Juara, 2,130-square-foot Grigio, 2,392-square-foot Maderia and the 2,564-square-foot Harbour. There's also a 2,918-square-foot plan called the Bodega.

With that said, these homes will have some updates for the developer's follow-up phase, says Jansen.

On the inside, there are a number of key standard specifications. They include a kitchen with granite counters, designer cabinets and an over-sized island. The master ensuite comes with his and her sinks, a separate water closet, tiled shower and a makeup centre vanity.

There are also elements that focus on the home's energy efficiency.

"That's an important element to a lot of people," says Jansen. "Everything we did went through a funnel and the decisions were made to enhance the quality of the home while reducing the monthly costs for the homeowner. We used construction techniques like ICF (Insulated Concrete Form) foundations, and we have used some of the best doors and windows in the industry. All those things combined have given us this amazing building envelope."

'New way of living in Sylvan Lake'

ANDREA COX
FOR THE CALGARY HERALD

A new 49-acre lakeside development on the shores of central Alberta's coveted recreational playground of Sylvan Lake reflects some forward thinking urban planning and environmental conservation measures.

The Slopes of Sylvan Lake embraces conservation by design — a sustainable planning technique that utilizes communal servicing infrastructure, while preserving natural areas to minimize environmental impact.

That sounds like a mouthful, but what it means is that homeowners will enjoy plentiful green space in a tranquil lake environment. Plus, the community will have its own on-site water treatment facility and is the first development in the area to connect to the regional wastewater line.

"The development is really a showpiece not only for us, but also for Lacombe County — this is how they want to see development go forward in the area," says Chris Artibello, president of Calgary-based Belterra Land Co., the developer behind the project.

The community plan dedicates 10 of the 20 hectares to environmental reserves, ponds, water features and wetland reserves all laced by walking paths and dotted with playgrounds and parks with thoughtful landscaping that includes benches and gazebos.

"We modelled it after Calgary's Elbow Valley, which uses the same principles," says Artibello.

The development will offer 49 homesites with a variety of housing styles from upscale bungalow villas to single-family homes and custom-built estate homes. Lots range from 6,000 square feet to 15,000 square feet.

"It's an entirely new way of living in Sylvan Lake. For the first time, buyers have the opportunity to enjoy the density of an urban development in a rural setting," says Artibello, who recalls that he was inspired with the plan, while par-



Phase 1 of the Slopes of Sylvan Lake includes 25 homesites, featuring "rustic elegance." BELTERRA LAND CO.

ticipating in the Sylvan Lake Iron Man seven years ago.

"We are really committed to the area," he says, noting that Belterra Land Co. has several projects in central Alberta coming online in the next year.

The sloped topography of the land, inspired the name of the community. "It has quite a grade, so the hillside lots have amazing views," says Artibello.

The community is well located, close to amenities and a three-minute walk to the lake and to the summer lakeside village of Birchcliff. For those wanting to launch their boats, the Sylvan Lake Pier is less than a seven-minute drive and the Lacombe County boat launch

at Sunbreaker Cove is approximately 18 minutes away.

Phase 1 of the Slopes of Sylvan Lake launches on May 30 releasing 25 homesites: 16 villas and nine single-family hillside lots with views of the lake and natural reserves.

The 2,500-square-foot walkout bungalow villa homes feature modern interiors with 12-foot ceilings and a double car carriage style garage, while the facade reflects the natural topography with generous use of stone and colours specific to the area. Buyers can choose from two home models and two finishing packages.

"We like to use the term rustic elegance when describing these

homes," says Artibello, adding that Belterra spent a lot of time focusing on the design, commissioning Calgary designer McDowell & Associates Inc. — the designers behind the villas at Elbow Valley.

Single-family and estate home-site buyers can commission their own builder of choice or use one of Belterra's hand-selected builder group. Villa homes start at \$698,500 and home sites start in the \$340,000s.

The area's villa show home parade opens on May 30. Tours will be available from noon to 4 p.m. on May 30 and after that by appointment.

Visit www.theslopesylvanlake.com for more information.



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