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CALGARY HERALD SATURDAY, MAY 20, 2017

SECTION F



Valerie Bertoncini and George Carnegie, on the front step of their home in Mahogany, make extensive use of their yard. "I think it's the best we've had," Bertoncini says. *DON MOLYNEAUX*

SIDE YARDS HOLD COURT WITH ROOM FOR A 'PRIVATE OASIS'

Hopewell Residential's Triumph allows couple to enjoy the outdoors

JOSH SKAPIN

Like many single-family home owners, Valerie Bertoncini and George Carnegie appreciate their yard.

There's has a large deck that they've personalized with outdoor furniture, a barbecue, colourful

rug, and potted plants. It has a cozy outdoor fireplace, too.

Beyond that, the yard goes in a different direction.

Rather than the typical front and backyard format that comes with most single-family homes, this one has a front yard and side yard — or what's sometimes called

a courtyard.

They have a rear attached garage, shifting their yard to the full side of their house.

Bertoncini says the couple makes use of their yard "more than any other place that we've been."

"I think it's the best we've had," she adds.

They bought the Triumph by Hopewell Residential, a former show home in the community of Mahogany. In this community, they start in the \$495,000s.

Other builders currently offering courtyard homes in Calgary include Jayman Built in the northeast community of Cornerstone

and Cardel Homes in Shawnee Park on the city's southwest end.

"It's secluded and private," says Bertoncini of the courtyard format. She calls it a stark contrast to other homes they've had where their yard and others around it are much more easily seen.

"You have a private oasis," says Michael Klassen, sales manager for Jayman.

Speaking for Jayman's models in Cornerstone, he says "we try not to put any windows that will view down on the home next to you."

If there is a window, Klassen adds, it will be well away from sight lines of the neighbour's courtyard, such as a transom window on the second level of the home.

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Flexible lots

COURTYARD FROM F1

“The courtyard customer would sod, landscape or put a patio in the courtyard area and have access to develop all the way up to the (house) beside them,” says Klassen of Jayman’s courtyard homes in Cornerstone.

This sees the buyer lose the common five-foot side yard on one side but make up for it on the other.

Jayman has three courtyard-style floor plans and two are displayed as show homes in Cornerstone. They start from the \$450,000s.

One of the floor plan options allows for a stairwell to connect from the garage to the basement.

“So if you wanted to rent that out ... they would simply go into the garage, down the stairs and they’re in their suite,” says Klassen.

The lots are flexible, too.

“Many of our lots actually allow for another car parking stall if they want in that space,” Klassen says.

Jayman’s courtyard homes also expand the amount of developable space in the basement.

“Typically, you build a home with a front attached garage, part of that foundation in the basement is allocated to the garage,” Klassen says. “Now you get the full footprint of your basement to development.

“... It gives you quite a few more options for entertainment rooms, bedrooms, media rooms, gyms, all those sorts of things.”

With their new place in Mahogany, Bertoncini also liked the esthetics of moving the garage from

the front of their home to the back. “You’ve got a really nice facade,” she says.

This has been part of the appeal for the courtyard segment in Shawnee Park, says Andrew Davidson, Cardel Homes vice-president of sales and marketing.

“You get a more traditional style architecture on the front of the house,” Davidson says.

“Now you’ve got the benefit of the attached garage that people in Calgary want and need with our weather, but you still get to maintain that look and feel of the home.”

In Shawnee Park, Cardel Homes’ courtyard models start from the \$700,000s.

While the comparison between the size of the courtyard versus what would normally be part of the backyard varies depending on the builder and community, Bertoncini says she liked that their yard in Mahogany requires less upkeep than what the couple is used to.

“The maintenance is fantastic because you have less grass to cut,” says Bertoncini.

“Now we have a little bit of grass with lots of shrubs and trees. It’s a very interesting landscape.”

Hopewell’s area manager, Stacy Johnson, says this aspect stands out to many of the buyers going the courtyard route.

“The biggest thing is the low maintenance,” says Johnson. “There is not a lot of yard work and maintenance, so a lot of downsizers are looking at that product.”

With the courtyard format, Davidson says, “it’s easier to do a smaller landscape space, but give a nice intimate feel to it.

“People definitely appreciate the ease of maintenance,” he adds.



Valerie Bertoncini and George Carnegie and their dog, Beans, enjoy their courtyard deck in Mahogany. DON MOLYNEAUX



An artist’s rendering of the entry feature for Carrington by Mattamy Homes, now under construction.

Mattamy Homes to anchor Carrington with grand park

JOSH SKAPIN

The next master-planned community by Mattamy Homes in Calgary, featuring a \$3 million park in its opening phase, is now under construction.

Mattamy develops communities and builds all of the homes within them. In the Calgary area, its current communities are Cityscape in northeast Calgary, and Airdrie’s Southwinds and The Gates at Hillcrest.

The company now turns to northwest Calgary with Carrington, a 159-hectare community located beside Evanston at the intersection of 14th Street and 144th Avenue N.W.

Its first single-family show home is now under construction, and home sales are expected to launch

in October 2017. Examples of its semi-detached and townhome options will be soon to follow. Carrington will have 10 show homes in total and a central sales office on-site.

The community will have about 3,600 to 3,800 homes plus future mid-rise sites, which total about 4,000 new homes.

With the community’s key development features, Mattamy won’t be waiting.

“We’re going to spend some money earlier, right at the front door, in the way of entry monuments, landscaping and a very significant park,” said Don Barrineau, Calgary division president for Mattamy. The 0.9-hectare (2.4 acre) park will feature public art and is targeting completion in early fall 2017.

In the layout of the community,

there’s value in the sense of arrival and the planned park will play a major role in that, said Barrineau.

“We believe this park plus our show home centre ... it’ll be a place people want to be,” he said.

There’s a commercial site on the north side of the park and plans for the two amenities to connect.

“We’re working with some commercial developers right now to where the south end of the commercial and north end of the park will interrelate and you’ll have a plaza with town square-like shops overlooking the park,” Barrineau said. “People will be able to integrate between activities in the park and let’s say walking up to a coffee shop or ice cream store or barber shop — and there will be no cars between the two.”

The community boasts a desirable location, says Barrineau. “You’ve got fantastic schools and services already established in the area,” he says. “You’ve got grocery, retail and malls, we’re close to the (Calgary International Airport).”

Land for the overall community of Carrington belongs to three parties. Genstar Development Co. is developing a 36-hectare community of its own, and 46 hectares belong to a private land owner.

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