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HOPE AT LARGE

2015 SAM AWARDS
WINNERS

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COMMUNITY

NEW SHOW
HOME PROFILES

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HOMES WITH BUILT-IN BASEMENT SUITES ARE LIKE TWO HOMES FOR THE PRICE OF ONE

LET'S BUILD YOU A HOME THAT HELPS BUILD YOUR NEST EGG

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Special Feature
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MAKING THE MOST OF YOUR HOME

Genesis offers first legal secondary suite for new home builds in Calgary's northeast

Basement developments can be more than just a man-cave or lifestyle room for single-family homes; they have the potential to be moneymakers that homeowners can use to help with mortgage payments.

Until now, "sweat equity" was seen as the most realistic way of realizing this possibility. But with Genesis Builder Group's new program offering to develop basements in their new home builds, there is a quicker way of achieving the home's full potentials.

Genesis Builders Group will be the first in Calgary to offer legal secondary suites in new home builds, says Genesis sales manager Nancy Smith. The program is initially being offered exclusively in the Genesis community of Saddlestone in the northeast, which has the proper zoning for these kinds of home developments.

Smith says that builders had long left it to homeowners to develop their basement as a DIY project to suit their needs. But this can be more of a headache for owners, not only as they tend to be more costly and can also lead to some safety code concerns.

What had held builders back from offering this kind of service before was that it was too time-consuming to get all the City building permits to build a secondary suite. "The City has since streamlined this process creating more efficiencies that can work

with our production timelines and allow us to offer developed secondary suites for our new homes in Saddlestone," she says.

Now, Genesis can take away the worry and lessen the cost of having to do this often-necessary development from homeowners with this



practical approach.

"I believe we will be the first home builder in Calgary to take advantage of this faster permit process for legal secondary suites."

Genesis currently offers this promotion exclusively in Saddlestone for their Carlton and Bentleigh two-storey, double-attached garage models. These two move-up models were chosen because their design made it easy to add a side entrance for the basement suite.

The Carlton at 1,954 square-feet, and Bentleigh at 2,228 square-feet are already efficient in their practical and stylish use of space, and the addition of basement development will add about 820 square-feet of additional livable space.

Getting this option will add approximately \$50,000 to the cost of the home, but this will include a kitchen, a bedroom, full bathroom and laundry space to the basement. "This will be ideal for homeowners who want to make their homes earn money as a rental," Smith says. "They can earn \$1,000 to \$1,200

Genesis Builders Group will be the first in Calgary to offer legal secondary suites in new home builds.



Pictures on these pages are of Carlton show home



a month from renters which can help pay off their mortgage. It's pretty much getting two homes for the price of one."

The Carlton and Bentleigh are already best-sellers in their own right. The show homes, released last September, have been a big hit for Genesis. A spec home with a developed basement near the show home parade will be open soon for buyers to check out Genesis' award-winning workmanship.

Saddlestone, where Genesis is the land developer and exclusive home builder, is the perfect community to launch this game-changing program. It bears all of Genesis' focus in creating a family-friendly home environment that's at once practical and oh so stylish.

Their wide variety of finely tuned home designs has certainly struck a chord among buyers in this thriving northeast community. A big reason for their success is the innovative line of homes that focus on providing the design needs of the family. Their three show homes expertly show this ability with agility and skill.

Asides from The Carlton and Bentleigh, Genesis also offers in Saddlestone the Windsor. At 2,629 square-feet, it has all the advantages needed to suit the needs of a big family

"We opted to create a larger model that has four bedrooms and four bathrooms — we want to be able to offer a home that will afford larger family enough room to thrive," says Genesis marketing manager Jesse Coderre.

All of Genesis' move-up homes here are double front attached garage, two-storey homes that come standard with all the bells and whistles that >>



Pictures on this page are of *Bentleigh* show home.

today's buyers expect from their homes. Hardwood floors, nine-foot ceilings, maple and iron spindle railings, quartz or granite countertops and landscaped yards are included in the base price.

These move-up homes — starting from the \$510,000s, including GST — are far from all that Genesis offers in this growing community. Also available in Saddlestone are their side-by-side homes and their new Ashbury townhomes.

But the neighbourhood of Saddlestone itself is the biggest draw. "It is the heart of the new northeast, there are tons of amenities nearby from schools to groceries to shopping — even mosques, temples and churches. The new LRT line is right at our doorstep, and the Genesis Rec Centre is just down the road. You don't have to leave the confines of the community to get what you need," Coderre says.

"Recreational opportunities are abound here, and a brand new school is opening up just across from our new show homes, which will be ideal for families with kids," he points out. "Accessibility is never a problem as we are close to all major thoroughfares, and there are regular bus routes available nearby." ■



FAST FACTS:

BUILDER: Genesis Builders Group

AREA: Saddlestone

DEVELOPER: Genesis Land Development Corporation

STYLE: Two-storey single-family homes

SIZE: From 1,954 sq. ft.

PRICE: Townhomes — \$230,000

Side by Side — \$390,900

Front Garage — \$510,000

ADDRESS: 51 Saddlelake Way N.E.

DIRECTIONS: Head north on Deerfoot Trail, then east on McKnight Boulevard. Turn left on Falconridge Boulevard N.E. Merge right onto Saddletowne Circle N.E. and turn right into Saddlemount Boulevard N.E. Turn left on to Saddlebrook Drive N.E. and right onto Saddlelake Way N.E.

HOURS: Monday to Thursday, 2 to 8 p.m.; weekends and holidays, noon to 5 p.m.



For more information, visit
www.saddlestonecalgary.com