

SPECIAL FEATURE: NEW HOMES



The four-storey project by Statesman overlooks the Bow River Valley, Paskapoo Slopes, Calgary's downtown skyline and the majestic Rocky Mountains. CONTRIBUTED PHOTOS

The Views offers just that and so much more

Condo building will serve lock-and-leave lifestyle in a boutique community

Mario Toneguzzi

The name of the multi-family residential development in southwest Calgary couldn't be more appropriate: The Views.

The project, by Statesman, boasts breathtaking views of the Bow River Valley, Paskapoo Slopes, Calgary's iconic downtown skyline and of course the majestic Rocky Mountains in

the distance.

Jennifer Conrad, area sales manager with Statesman, says the steel and concrete, low-level condo building will have 58 homes on Cougar Ridge Landing S.W., at the intersection of Old Banff Coach Rd. across from West Springs Gate.

"It's a boutique community. It's a gated community as well, with a really unique buyer demographic here, which makes it really cool," says Conrad. "It's specifically targeting Baby Boomers, empty nesters, people who are retired.

"We do have a great group of homeowners who have already purchased at The Views and they tend to come out from Springbank and Elbow Valley and some of the more kind of affluent neighbourhoods.

"It's a true lock-and-leave lifestyle. We take care of everything, including filter changes for your furnace right in your suite. The construction of the building, because it's steel and concrete, we've got a commercial grade window. So it's more similar to how an office tower downtown is con-

structed — more so than the typical wood-frame, four-storey apartment building."

She says the building has a party wall system in place between the suites where people don't actually share a wall with their neighbours. That reduces the level of noise. There's also a significant amount of concrete between the floors which allows for a lot of sound mitigation from top to bottom.

The four-storey building has 19 different floor plans ranging in size from 1,265 square feet to 2,942 square feet. Prices start

at about \$700,000 and the most expensive home was recently sold for \$1.68 million.

"We've got a north side which is our Sky Suites and that overlooks the Bow River Valley. Then our south side looks south, southwest and those ones get lots of afternoon sunshine and they're kind of nestled into the escarpment so there's hills, trees and shrubbery," says Conrad.

"As far as amenities go, we've got a rooftop patio with barbecues, an owner's lounge with a kitchenette, comfort-

able seating ... a multi-purpose room. On the (underground) parkade level, we also have a true amenity room with hardwood floors and mirrors so people can do yoga in there. It will have tables and a kitchenette (for meetings). And then we're going to have on the second level of the parkade a bicycle storage room and a fitness centre with an infrared sauna."

The target date for occupancy is late spring of 2020.

"It's such a great project," adds Conrad.