

NEW HOMES

trends | neighbourhoods | show homes | industry

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SATURDAY, DECEMBER 15, 2007

CONSTRUCTION DECLINES

Pace falls as show home traffic improves.



12

SHOW HOME OF THE WEEK

Practical living includes pizzazz.

110



PLAYHOUSES GET SERIOUS

Unique creations raise money for charity.

112



City on the GROW

Dozens of new communities planned

KATHY McCORMICK
CALGARY HERALD

Circle the wagons — the pioneers have arrived.

Savvy homesteaders are heading to the 'burbs — and even beyond. New neighbourhoods offer the latest in master-planning principles that foster sustainable practices and environmental stewardship while featuring new ways for families to live and interact.

Today's developers incorporate everything from mixed-use buildings that include retail, residential and office space, to recreation opportunities such as golf courses winding through communities, or lakes and waterfalls just steps from homes.

Add on the most modern, state-of-the-art housing designs and conveniences — and prices that can't be beat compared to the prices of land in the closer-in, established communities — and it's no wonder families gravitate to the outer limits of the city as well as to the many bedroom communities surrounding Calgary.

Developers are responding to that need with an abundance of projects in various stages of planning or development.

While some projects have been approved by the city, others are still at various stages of approvals — and many others are within the recently annexed lands on Calgary's fringes.

City administration recently recommended that such lands be frozen until required work is completed first.

The issue will be brought to council's strategic planning meeting in January.

By the end of September, 5,286 construction permits for single-family homes had been taken out by builders throughout the city.

Of those, 1,693 were in the south sector — almost double any other area.

The southeast, too, has numerous new areas in the planning stages.

Mahogany by

Hopewell Residential Communities, for example, will have nearly 11,000 new housing units of all types by the time it's complete. The first phase should open next year.

Legacy by WestCreek will have 3,500 housing units when it's done, and Walden by Genstar will add another 3,300.

Carma Developers, the city's largest developer, has the bulk of its offerings in the southeast and construction continues in all of those areas.

With all the southeast communities that are active or planned, the area could grow by more than 48,000 housing units.

But areas around Calgary continue to grow as well, adding close to 30,000 new units to the housing stock by the time projects planned are complete.

SEE GROW, PAGE 15

HOME SHORTS

Click for Christmas

All the Calgary Women's Emergency Shelter wants for Christmas is a mouse click.

Visit www.ahomefortheholidays.ca and click on the snowflake. Albi Homes will donate \$1 to the shelter for each click. "This initiative allows us to give hope to those who are most affected by the conditions faced in our city," says Albi Homes president Allan Klassen, adding that the shelter hopes to raise \$25,000 by today.

— Marty Hope

Waiting game

If you're looking to sell your home, you'd better be prepared to wait. It took anywhere from a week to 13 days more in November to finalize a deal than it did a year ago, says the Calgary Real Estate Board. But if it's an acreage that is being sold, it's taking, on average, 13 fewer days to get done.

On a year-to-date basis, "for sale" signs are hanging around longer for everything in the Calgary area — anywhere from six to 12 days longer.

— Marty Hope

Lethbridge gets boost

There were only two bright spots in the province where construction starts of single-detached housing actually increased in November — and sorry, it wasn't Calgary or Edmonton.

You were correct if you guessed the Wood Buffalo region, but the other might surprise you — how many picked Lethbridge?

Figures from Canada Mortgage and Housing Corp. show that detached starts in Wood Buffalo (the bulk of the activity was in Fort McMurray) totalled 918, an increase of 46 per cent from a year ago.

Down in Lethbridge, it increased 49 per cent to 855 starts.

— Marty Hope

THIS WEEK'S MORTGAGE RATE: 7.2%



Base rate for a one-year closed mortgage, as reported by the Bank of Canada. Lending institutions may set their own rates. Arrow indicates an increase, decrease or unchanged from one week ago.

See complete rate table, page 14

SHOW HOME MAP: PAGE 17



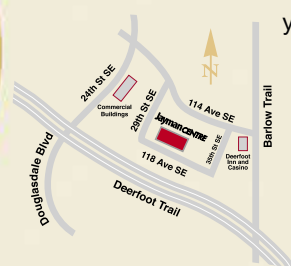
Mikael Kjellstrom, Calgary Herald

Dozens of new communities and projects are being either planned or undertaken to house Calgary's ever-expanding population.

We Have Answers to the Big Questions



At the Jayman Centre you will discover communities of choice, new trends, decorating themes, and the ultimate in appliances just waiting to be yours. There's no question you will find the answers you're looking for, and it's all here under one roof. View the Nordlund kitchen at the Jayman Centre today!



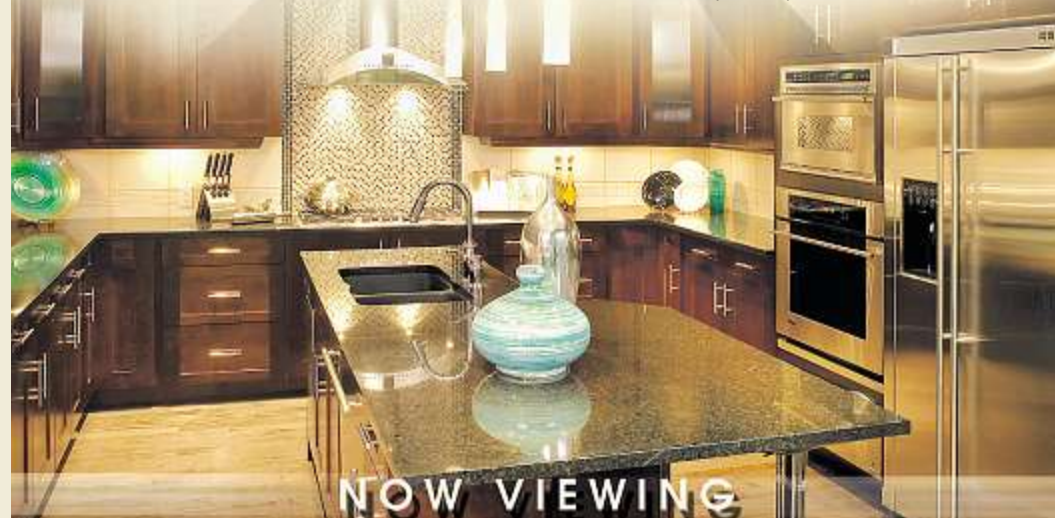
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Building is our Passion. No Apologies.

AA651870

FROM II

GROW: Projects planned

These areas include not only smaller centres such as Airdrie, Cochrane, Okotoks, Chestermere, High River and Strathmore, but also country residential developments within the surrounding municipal districts.

At the same time, many of the new areas have reached the build-out stage, and chances to live in these communities are disappearing.

Some of the young favourites, such as Tuscany in the northwest, Evergreen in the southwest, and Lake Chaparral in the southeast, are now old familiar neighbourhoods that are established and almost completed.

Some developers, such as Walton International Group, have large tracts of land that are yet to be developed, and some new faces — such as Mattamy Homes from Toronto, which acts as both developer and builder — are coming.

Details of both of these companies have not yet been disclosed, but rumours abound about land holdings of the companies and projects planned.

Meanwhile, here is a list of major Calgary developers, and the communities in and around the city they are currently building or in the planning stages with (please note: the list may not include smaller developments which may be featured next year. "Where it's at today" refers to lots sold by developers to builders. Some builders may still have additional inventory for sale above what is indicated. Some of the total units are approximate numbers only and may be subject to change):

Apex

Kincora:

■ Location: North central sector in Calgary.

■ Total area: 145 hectares.

■ Number of housing units by completion: About 1,308 housing units, including single-family homes, duplexes, and townhouses.

■ Where it's at today: Final two phases will be released next year to builders. Four show homes with Excel and Centrex Homes.

■ Special features: Has a large ravine running through it with some homesites backing onto it.

Martindale:

■ Location: Northeast Calgary.

■ Total area: eight hectares.

■ Number of housing units by completion: 185 single-family homes.

■ Where it's at today: Pre-selling. Show homes by Excel Homes to open in 2008.

Bridlewest:

■ Location: Southwest.

■ Total area: eight hectares.
■ Number of housing units by completion: 162 single-family homes.

■ Where it's at today: Selling now with Excel and Centrex Homes as builders, two show homes each.

■ Special features: Close to the western edge of Fish Creek Park.

Panorama North:

■ Location: Northwest Calgary.

■ Total area: 34 hectares.

■ Number of housing units by completion: 420 single-family homes and one multi-family site.

■ Where it's at today: Show homes by late 2008 with Centrex, Shane, and Cedarglen as builders.

Area in Okotoks as yet to be named:

■ Location: Okotoks.

■ Total area: 52 hectares.

■ Number of housing units by completion: Approximately 500 lots.

■ Where it's at today: Opening in 2009 with Centrex and Excel as builders.

Bordeaux Developments

Harmony

■ Location: In the Municipal District of Rockyview near Springbank Airport.

■ Total area: 620 hectares.

■ Number of housing units by completion: Approximately 3,500, including single-family and multi-family.

■ Where it's at today: Projected date for grading of land, fall 2008, with first show homes by fall 2009. Builders to be finalized.

■ Special features: Will be built as a master-planned community with services, amenities, and lake features, as well as retail and employment hub.

Canada Lands Co.

Garrison Green

■ Location: Southwest inner city in Calgary.

■ Total area: 27 hectares.

■ Number of housing units by completion: About 1,000, including single-family and multi-family.

■ Where it's at today: Sixty-five per cent complete. Show homes by Forte, Avi, Albi and Artisan. Senior's assisted living project now under construction by United Active Living. To come — an extended care facility by Calgary Health Region; and 11 street-oriented townhouse units by Sandelewood.

Currie Barracks

■ Location: Southwest inner city in Calgary.

■ Total area: 78 hectares.



A worker helps frame a house in Tuscany in 2005. The Calgary community is to be completed in 2008.

Calgary Herald Archive

■ Number of housing units by completion: 3,000 units, including single-family and multi-family, as well as extensive office, commercial and retail space.

■ Where it's at today: Servicing of land proposed to start in spring 2008. No builders selected as yet.

■ Special features: Inner-city location of former CFB-Calgary, so many of the barracks and buildings in place will remain and be used for office, commercial space. A High Street shopping area is also in the plans.

Carma Developers

Tuscany

■ Location: Northwest Calgary.

■ Total area: 429 hectares.

■ Number of housing units by completion: 4,880 units, including single-family and multi-family.

■ Where it's at today: Nearing completion in 2008.

Builders are Albi and Landmark (estate); Cardel, Cedarglen, Baywest, and Beattie (move-up); Cedarglen and Knightsbridge (multi-family).

■ Special features: Has ravines and hillside views, as well as Tuscany Club for residents' use. Best-selling community from 2001 to 2005 winning the Calgary Region Home Builders Association SAM (Sales and Marketing) awards.

New Brighton

■ Location: Southeast Calgary.

■ Total area: 244 hectares.

■ Number of housing units by completion: 3,700, including single-family and multi-family units.

■ Where it's at today: Approximately seven years to build-out. Move-up show homes by Cardel, Cedarglen, Beattie and Morrison; starter show homes by Heartland; and multi-family show homes by

Hawthorne Homes.

■ Special features: Has a 13-hectare central park, pond and New Brighton Club for residents.

Auburn Bay

■ Location: Southeast Calgary.

■ Total area: 360 hectares.

■ Number of housing units by completion: 7,119 units, including single-family and multi-family.

■ Where it's at today: Approximately seven years to completion. Show homes by Albi and Morrison (estate); Baywest, Cardel, Cedarglen, and Jayman MasterBuilt (move-up); and Heartland Homes (starter).

■ Special features: five-hectare beach park and 17-hectare freshwater lake; Auburn House for residents.

Won CRHBA SAM award for Best New Community in 2005.

McKenzie Towne

■ Location: Southeast Calgary.

■ Total area: 360 hectares.

■ Number of housing units by completion: 6,360 units, including single-family and multi-family.

■ Where it's at today: Approximately four years of development left. Show homes in various "villages" include: Cedarglen and Jayman — single-family, and Cardel Lifestyles — multi-family (Prestwick); Albi — estate, Avi and Cardel — move-up; Heartland — semi-detached (Elgin).

■ Special features: Won numerous awards over the years. Includes High Street retail development and many neo-traditional design elements.

Cranston

■ Location: Southeast Calgary.

■ Total area: 530 hectares.

■ Number of housing units by completion: 6,850 units, including single-family and multi-family.

■ Where it's at today: Approximately seven years to build-out. Show

homes by: Baywest, Greenboro and Jayman (estate); Beattie, Cardel and Cedarglen (move-up); Discovery (starter); and Cove Properties (multi-family).

■ Special features: Linear parks and paths provide direct access to Fish Creek Park, Bow River valley, and Chinook Nature Park.

The Cascades of Royal Oak

■ Location: Northwest Calgary.

■ Total area: 29 hectares.

■ Number of housing units by completion: 380 single-family homes.

■ Where it's at today: Complete this year.

Aspen Hills

■ Location: West side.

■ Total area: 30 hectares.

■ Number of housing units by completion: 720 units, including single-family and multi-family.

■ Where it's at today: Show homes by Greenboro (single-family) and Hawthorne and Heartwood (multi-family). Should be complete by next year.

Valleyview

■ Location: Southeast established neighbourhood close to city centre.

■ Total area: six hectares.

■ Number of housing units by completion: 202 units, including single-family and multi-family.

■ Where it's at today: Builders are Cedarglen and Jayman (single-family and multi-family). Build-out anticipated by 2008.

Dundee Developments

Wentworth Estates

■ Location: West side.

■ Total area: 78 hectares.

■ Number of housing units by completion: 936, including multi-family.

SEE AREAS, PAGE 16



Jayman's Pre-Christmas CLEARANCE Arrives in PRESTWICK

McKenzie Towne

All homes are clearance priced to sell and offer the best value in town.

Our pre-Christmas sale priced homes offer huge savings and a variety of models to choose from. Everything is included: home, lot, GST and up-to \$34,900 in value added features. They include Tri Pane windows, appliance package, hardwood floors, Quantum wall system and much more. Ask your Jayman Sales Representative for more details on what's included!



The Lakeview
SALE priced at \$369,900
or payments as low as \$1,591.01 per month*

1,584 square feet. Expanded great room with gas fireplace, 3 bedrooms + 2 baths featuring ensuite with walk-in closet. Maple post and spindles on interior railing Silver maple with "Victorian" stain hardwood flooring.



The Image
SALE priced at \$459,900
or payments as low as \$1,978.12 per month*

1,351 square feet. 3 bedrooms, 9' ceilings on main floor, owner's suite with full ensuite and walk in closet. 933 square feet of lower development including family room with gas fireplace as well as a rear deck and home management centre.



The Lakeview II
SALE priced at \$434,900
or payments as low as \$1,870.59 per month*

1,584 square feet. Expanded great room with gas fireplace, 3 bedrooms + 2 baths featuring ensuite with walk-in closet. Maple post and spindles on interior railing. Silver maple with "Victorian" stain hardwood flooring.



The Glenora
SALE priced at \$437,900
or payments as low as \$1,883.50 per month*

1,920 square feet. 3 bedrooms + 2 baths with full ensuite in owners room. Stainless steel GE appliance package including fridge with ice and water 112 square foot rear deck with gas BBQ line. Upper floor loft area.



The Glamorgan
SALE priced at \$466,900
or payments as low as \$2,008.23 per month*

1,941 square feet, 3 bedrooms + 2 baths with full ensuite in owners room. Black GE appliance package including fridge with ice and water, 112 square foot rear deck with gas BBQ line. Great room with gas fireplace and entertainment centre.



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FROM 15

AREAS: Developments keep growing

■ Where it's at today: Several areas under development, including: Wentworth Estates, a 15-hectare parcel with 101 lots, 39 available for large estate homes and semi-detached brownstones. Builders are Newcastle, Landmark, Beattie (single-family and brownstones), Greenboro, and Morrison; WestPark, an 11-hectare parcel of 100 lots, with 30 larger lots for estate homes, and the area has a tennis court, pond and waterfall; Wentworth Glen, a 17-hectare site with 282 housing units to come from Morrison, Greenboro, Avi, and Beattie Homes, including smaller, estate homes and laned "skinnyies," as well as multi-family.

Providence

■ Location: Deep southwest Calgary southwest of Fish Creek Park.

■ Total area: 192 hectares, which has several developers.

■ Number of housing units by completion: Not finalized.

■ Where it's at today: Still in planning stage. Area structure plan scheduled for 2008 (this is one of the projects in the annexation area that would be frozen).

Montrose

■ Location: High River.

■ Total area: 85 hectares, the first phase of which is 26 hectares.

■ Number of housing units: First phase, 158 lots and 283 multi-family units.

■ Where it's at today: Serviced and an information centre is located south of 12th Avenue and 3rd Street. Builders will be Greenboro, Lifestyle, Landmark, Westview, Crossley, Cornerstone, Homes by Belia are under construction with imminent opening.

Genesis Land Development Corp.

Kincora

■ Location: North central sector of Calgary.

■ Total area: 14 hectares.

■ Number of housing units by completion: 151 single-family lots.

■ Where it's at today: Sales anticipated to start in 2008. Builders will be Genesis group (Reliant, Evolution, Majestic) and Excel and Centrex.

Taravista

■ Location: Northeast Calgary.

■ Total area: 64 hectares.

■ Number of housing units by completion: 721 single-family lots.

■ Where it's at today: Just completed.

Taralake

■ Location: Northeast Calgary.

■ Total area: 64 hectares.

■ Number of housing units by completion: 843 single-family lots and three multi-family sites.

■ Where it's at today: Close to complete, with 25 lots to be serviced in 2008.

■ Special features: A man-made lake in the community.

Saddlestone

■ Location: Northeast Calgary.

■ Total area: 64 hectares.

■ Number of housing units by completion: 1,733, including multi-family.

■ Where it's at today: Planning stages.

Sherwood (Stage 1)

■ Location: Northwest Calgary.

■ Total area: 45 hectares.

■ Number of housing units by completion: 554 single-family units plus one multi-family site to be developed.

■ Where it's at today: All but 96 lots are completed; the remaining are under development. Show homes closed but one spec home will be open for viewing in January.

■ Special features: Named Community of the Year in 2003 at CRHBA SAM awards.

Sherwood (Stage 2)

■ Location: Northwest Calgary.

■ Total area: 39 hectares.

■ Number of housing units by completion: 1,240 homes, including multi-family units.

■ Where it's at today: Two-thirds owned by Genesis and one-third owned by Melcor Developments, this new community also encompasses part of Kincora. Development of first phase expected 2008.

Sage Meadows and Evansridge

■ Location: Sage Meadows is on the west side of Evanston and Evansridge on the east in the north central sector of Calgary.

■ Total area: 142 hectares.

■ Number of housing units by completion: 2,965 units, which include 1,839 multi-family sites.

■ Where it's at today: Servicing for first phase now underway.

Sage Hill Crossing

■ Location: North central sector of Calgary.

■ Total area: 47 hectares.

■ Number of housing units by completion: 2,125 multi-family units, although Genesis is in the process of applying for increase of density.

■ Where it's at today: Still in the planning stages, and servicing now underway.

■ Special features: An extensive mixed-use area that will include commercial, residential, retail and office space. It is planned to be the Symons Valley transit hub with at least 850,000 square feet of retail, including a Wal-Mart Supercentre, office towers, residential highrises, and a regional recreation centre.

The Canals

■ Location: Airdrie.

■ Total area: 86 hectares.

■ Number of housing units by completion: 1,200 single-family lots plus multi-family sites.

■ Where it's at today: About half done with show homes by builders.

■ Special features: A series of man-made canals wind through the development.

Bayside and Bayside Estates.

■ Location: Airdrie.

■ Total area: 114 hectares

■ Number of housing units by completion: 1,600 single-family lots plus multi-family sites.

■ Where it's at today: About 1,100 lots fully serviced; 500 under development.

(In addition to the above, Genesis has about 1,320 hectares in the M.D. of Rocky View).

Genstar Development Co.

Panorama Hills

■ Location: North central sector in Calgary.

■ Total area: 334 hectares.

■ Number of housing units by completion: 4,500 housing units, including single-family and multi-family units.

■ Where it's at today: About 80 per cent complete. Show homes by Innovations by Jayman and Carolina (starter), Avi (semi-detached, with Cedarglen and Shane coming in 2008), Shane, Cardel, Carolina and Excel (move-up), Avi and Jayman (second move-up), Cedarglen, Arcuri, Landmark (estate), and Carolina, Rockford, Pointe of View, and Cardel Lifestyles (multi-family).

■ Special features: Has storm-water retention ponds and ravines throughout, an e-community centre for residents' use, and extensive retail and services adjacent to it.

Coventry Hills

■ Location: North central sector in Calgary.

■ Total area: 152 hectares.

■ Number of housing units by completion: 2,500 single-family units.

■ Where it's at today: Ninety per cent complete. Builders are Carolina and Excel.

Lake Chaparral

■ Location: Southeast Calgary.

■ Total area: 109 hectares.

■ Number of housing units by completion: 1,500 single-family units and several multi-family projects.

■ Where it's at today: Ninety-five per cent complete. Builders are Cardel and Shane (move-up), Cedarglen, Avi, Jayman, and California Homes.

■ Special features: A large, man-made lake with waterfalls, surrounding beach and park, and community centre.

Evergreen

■ Location: Southwest Calgary.

■ Total area: 150 hectares.

■ Number of housing units by completion: 2,000 single-family units and several multi-family projects.

■ Where it's at today: 80 per cent complete. Builders are Carolina (starter), Cardel and Cedarglen (move-up), Jayman (second move-up), and California, Avi and Landmark (Evergreen Estates).

■ Special features: Borders Fish Creek Park.

Chaparral Valley

■ Location: Southeast Calgary.

■ Total area: 61 hectares.

■ Number of housing units by completion: 600 single-family homes and 400 multi-family units.

■ Where it's at today: Servicing underway. Show homes expected by April 2008 with Cardel, Innovations by Jayman, Carolina as builders.

■ Special features: Located in the Bow River valley, east of Lake Chaparral and west of the new Blue Devil Golf Course.

Walden

■ Location: Southeast Calgary, just south of Lake Chaparral.

■ Total area: 232 hectares.

■ Number of housing units by completion: 1,800 single-family homes and 1,500 multi-family units.

■ Where it's at today: Servicing of first phase underway with first show homes expected in spring 2008.

Builders are Innovations by Jayman and Carolina (starter), Avi (semi-detached/street townhomes), Cardel and Shane (move-up), Excel (move-up with secondary suites), California and Centrex (estate). Multi-family builders to be announced.

■ Special features: Ravine locations, bordering Pine Creek valley.

Harmony Park Developments

Summit of Montreux

■ Location: West side of Calgary.

■ Total area: 534 hectares.

■ Number of housing units by completion: Approximately 800 homes, all types.

■ Where it's at today: Last two phases to be released in 2008. Builders are Stepper, Cardel, and Assured (single-family), Streetside and Intergulf-Cidex (multi-family), and one more multi-family builder to be announced.

Boulder Creek Estates

■ Location: Langdon.

■ Total area: 15 hectares.

■ Number of housing units by completion: Approximately 428 total homes, including multi-family.

■ Where it's at today: Building in phase two of seven. Phase three and a duplex project to come in 2008. Builders are Stepper, Trico (both single-family and duplexes), and Beattie Homes. Multi-family builders to be announced.

■ Special features: An 18-hole golf course surrounds the community (Boulder Creek Golf Course).

Heritage Hills

■ Location: Cochrane.

■ Total area: 50 hectares.

■ Number of housing units by completion: About 800 home sites, including three multi-family projects.

■ Where it's at today: First of eight phases and one multi-family project now underway. Builders are Stepper, Trico (both single- and multi-family), and Assured.

Heritage Pointe Lake Developments

The Lake at Heritage Pointe

■ Location: South of city limits off Dunbow Road.

■ Total area: 124 hectares.

■ Number of housing units by completion: 490 single-family homes.

■ Where it's at today: Just a few lots remain in inventory with Albi and Greenboro Homes. CRHBA and national award winner.

Artesia at Heritage Pointe

■ Location: Across Deerfoot Trail extension immediately east of original Heritage Pointe and golf course.

■ Total area: 55 hectares.

■ Number of housing units by completion: 164 single-family homes and 108 semi-detached villas.

■ Where it's at today: Grading underway. Show homes by Spring of 2009. Builders not yet announced.

■ Special features: Will encompass green building practices in natural setting.

Hopewell Residential Communities

Copperfield

■ Location: Southeast Calgary.

■ Total area: 245 hectares.

■ Number of housing units by completion: 4,650 units, including multi-family units.

■ Where it's at today: Approximately half done. Builders are Innovations by Jayman and Sabal Homes (laned product), Broadview, Avi, Sabal and Stepper (move-up), Albi and Jayman (estate).

■ Special features: Several ponds in area as well as paths and parks.

Reunion

■ Location: Airdrie.

■ Total area: 52 hectares.

■ Number of housing units by completion: 758 single-family homes.

■ Where it's at today: Just launched in fall 2007. Builders are Innovations by Jayman and Sabal Homes (laned), Excel, Jayman, McKee and Sabal (first move-up).

Hawk's Landing

■ Location: Priddis.

■ Total area: Large estate lots surrounding Priddis golf course.

■ Number of housing units by completion: 118 acreage homes.

■ Where it's at today: Approximately half sold with builders Greenboro, Laratta and Wolverine Custom Homes. Show Homes by first two, with Wolverine expected to open in late June 2008. Buyers can also bring in their own builders, subject to architectural controls.

Mahogany

■ Location: Southeast Calgary.

■ Total area: 400 hectares.

■ Number of housing units by completion: 10,961, including multi-family units.

■ Where it's at today: Servicing land now with first show homes expected in September 2008. Builders will be Jayman, Sabal, Stepper and Trico for first offering of move-up homes.

■ Special features: Large series of inter-connected lakes in this master-planned, mixed-use community with many special features.

JDS Development Corp.

Morgan's Rise

■ Location: West Springbank area in M.D. of Rocky View.

■ Total area: 64 hectares

■ Number of housing units by completion: 58.

■ Where it's at today: New show home just opened by McKinley Masters, joining Gallagher and Taradar Fine Homes. Lots are 0.8 hectares (two acres) or more in size and eight are left.

■ Special features: Large country estates lots with mountain views.

Marquis Communities

Providence

One of the many developers involved in these large southwest Calgary lands. Still in the planning stages and within annexed lands.

Melcor Developments

Westmere

■ Location: Chestermere.

■ Total area: 187 hectares.

■ Number of housing units by completion: 2,500.

■ Where it's at today: 95 per cent complete. Remaining two phases to be released in 2008. Show homes by builders Landmark, Reid Built, Lupi, and Greenboro.

King's Heights

■ Location: Airdrie.

■ Total area: 110 hectares.

■ Number of housing units by completion: 2,100.

■ Where it's at today: Show homes by Jayman, Loreck, McKee, Shane and Reid Built.

Qualico Communities

Crestmont

■ Location: Southwest Calgary, just west of Canada Olympic Park.

■ Total area: 152 hectares (in the city limits).

■ Number of housing units by completion: 465 units within city limits.

■ Where it's at today: Two final phases within city limits — Chateau Summit and Chateau Hill, both larger estates lots with builders Albi and Augusta. Other land is in the M.D. of Rocky View.

■ Special features: Sloping hillside facing Rocky Mountains. A storm water pond and homeowners' building and surrounding water



Marty Hope, Calgary Herald

Heritage Hills by Harmony Park Developments Corp. in Cochrane.

park and green space.

Evanston

■ Location: North-central Calgary.

■ Total area: 324 hectares, with 260 hectares within the city limits.

■ Number of housing units by completion: 3,730 units.

■ Where it's at today: Two new areas recently opened up — Symon's Corner, with starter show homes by Pacesetter, Broadview, and NuVista, and The Arrival, move-up show homes by Jayman, Broadview, NuVista and Sterling.

Pillars of Royal Oak

■ Location: North central Calgary.

■ Total area: 15 hectares.

■ Number of housing units by completion: 170 homes.

■ Where it's at today: Final phase now selling with show homes by Sterling, NuVista, and Broadview.

Silverado

■ Location: Southwest Calgary.

■ Total area: 64 hectares (Qualico portion).

■ Number of housing units by completion: First phase (Sequoia) will have 144 lots; second phase (Dressage) will have 69 lots.

■ Where it's at today: Pre-sales for first phase of Qualico's portion of Silverado (Sequoia) will begin in the new year. Show home grand opening scheduled for May, 2008, with builders Sterling, NuVista, and Broadview. Second phase (Dressage) will have estate home with Morrison and Augusta.

The Hill in Westridge

■ Location: Okotoks.

■ Total area: 12 hectares.

■ Number of housing units by completion: 150 lots.

■ Where it's at today: Builders are Sterling and Broadview, and construction of show homes to start this winter.

■ Special features: Within the established community of Westridge.

Ravenswood

■ Location: Airdrie

■ Total area: 64 hectares.

■ Number of housing units by completion: 1,280.

■ Where it's at today: Show homes by builders McKee, Broadview, Sterling, NuVista and Pacesetter to start in spring of 2008.

Providence

Again, located in the deep southwest quadrant, the area has several developers, including Qualico, and planning is still underway. Qualico's portion is 128 hectares.

Coach Creek

An extension of Crestmont Coach Creek, consisting of 128 hectares, in preliminary stages of development.

North Evans Lands

A 64-hectare parcel north of Evanston — planning to begin in 2008.

Double Creek

Planning begins for this 374-hectare parcel west of Calgary in the M.D. of Rocky View in 2009.

Painted Sky

Located in Langdon, the 104-hectare parcel will be up for plan approval in 2008.

QuinnCorp. Holdings

Aspen Estates

■ Location: West side.

■ Total area: