

ROCK LAKE ESTATES

Come home to an idyllic setting
and nature's beauty at

Rock Lake Estates



by HEATHER RYAN

Come home to an idyllic, tranquil setting where you can escape the city's hectic pace and enjoy nature's beauty that includes five lakes and scenic vistas in picturesque Rock Lake Estates.

Presenting a park-like atmosphere, Rock Lake Estates in Rocky Ridge is being developed on approximately 80 acres in the northwest by Decker Management Ltd., which has more than 30 years experience in the residential industry focusing on creating communities with families in mind while maintaining the natural esthetics.

In Rock Lake Estates, located just south of Country Hills Boulevard and east of 12 Mile Coulee Road N.W., Decker has done this by crafting six phases that emphasize the natural setting and providing country living in the city.

In its latest release, Phase 4 adds 103 lots to the community and is aptly titled Five Lakes at Rock Lake Estates as there are five wetlands on the site, which total 18.8 acres and homeowners will appreciate the opportunity to enjoy this natural area with walking paths running through the community, to the ponds and wetlands, and even connecting to existing city pathways.



"To me this is the most beautiful phase to date in Rock Lake Estates and we're already getting a great response from buyers who want to be the first to get their choice of lot," says Cathie Beaudin, director of operations, Alberta. "Most of the lots back onto the wetlands and we'll have 59 walkout lots."

"A new addition in this phase is that there are 14 lots with a paved lane, a rear-detached garage and are zoned R2 so they allow for a nanny suite or office above the garage, something new and exciting for this community and this region of this city," she adds.

Decker welcomes builders Crystal Creek Homes, Jager Homes and Lupi Luxury Homes, to Phase 4, which are building entry level to luxury estate homes with the minimum home sizes being 2,000 sq. ft. for two-storeys and 1,600 sq. ft. for a bungalows and bi-levels.

"We wanted to make this phase a little more affordable so we made the lots slightly smaller ranging from 38-44 ft. wide and 120-130 ft. deep with prices ranging from \$850,000 to \$1.1 million depending on the custom finishes and features," Beaudin says. "And, while the lots may be smaller, we're keeping the same architectural styling as the other phases so the homes will complement the rest of the community."

The architectural style throughout the community is Prairie, Contemporary, Craftsman and French Country featuring beautiful rooflines, stone details and plenty of colour exuding originality, fresh thinking, and ensuring the esthetic appeal and quality of the community are maintained.

Decker is also already planning Phase 6 on the northeast edge, an additional 26 lots, expected to be released in later fall 2016 or early 2017, "which will be a natural succession to and extension of Phase 4," Beaudin says.

Buyers who have already made Rock Lake Estates their home love the feeling of being surrounded in nature with its abundance of trees, ponds, wetlands and greenspace. "They love the untouched natural state because it's like bringing nature into your home without having to go to K-Country... it's just beautiful," she comments. "They can sit on their back deck and it's like camping in luxury."

They can also enjoy country-like living with full city services and amenities close at hand including schools, playing fields and golf courses. There are numerous shops, services, grocery stores and restaurants at the Country Hills, Crowfoot and the newly expanded Rocky Ridge shopping centres all nearby and a new rec centre is being constructed just a 10-minute walk away. Also, for a local flavour, there is the Bearspaw Farmers Market close by.

Residents also appreciate the accessibility to major routes such as Stoney Trail and Crowchild Trail for ease of getting downtown, to the airport and to the mountains. As well, the Crowfoot/NW LRT has been extended out west to the Rocky Ridge area.

All three builders in Phase 4 have started on showhomes expected to open in mid-March 2016. In the meantime, Crystal Creek and Lupi are operating out current showhomes in Phase 2, located at 4 and 8 Rockcliff Grove N.W. For more information on Jager's offering, visit www.jagerhomes.com. Also, register now at www.rocklakeestates.ca for up-to-date information, offers and to obtain the lot you want prior to the public grand opening in March 2016.

