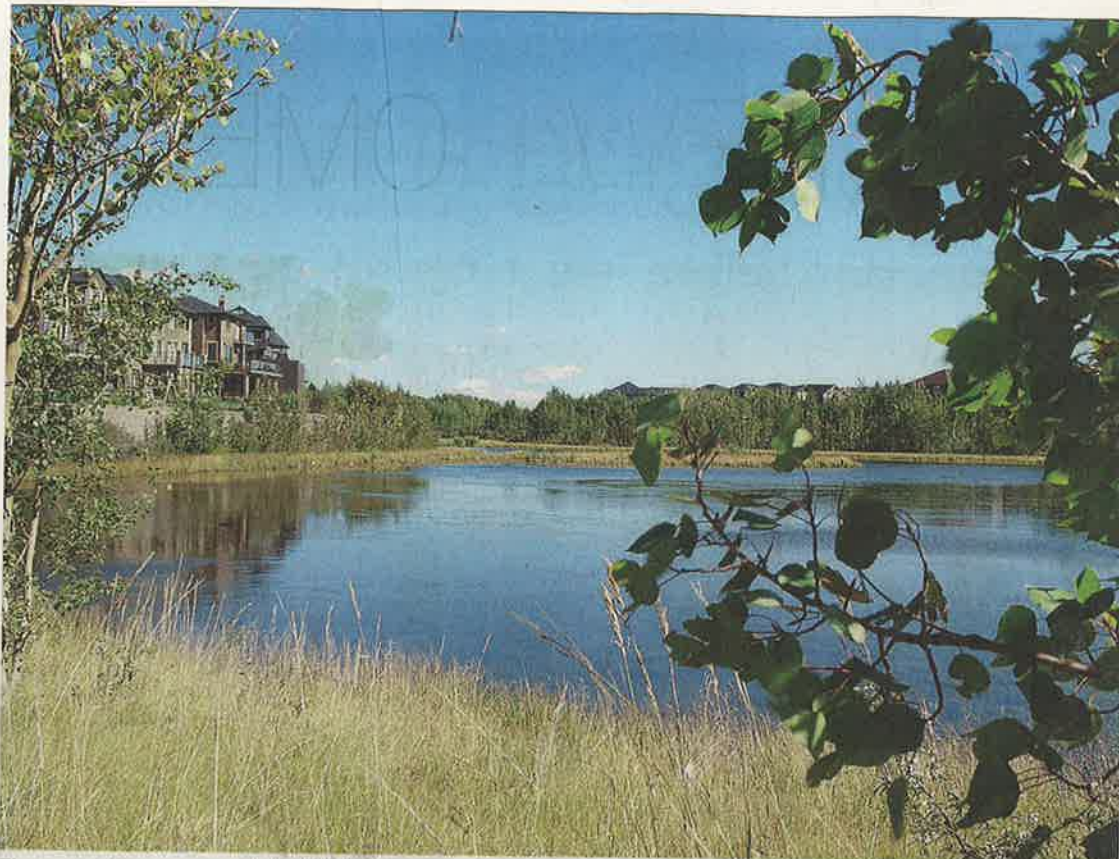


NEW HOMES



The fourth phase of Rock Lake Estates by Decker Management adds 103 lots to an estate community in the city's northwest end. The community features five wetlands and offers scenic vistas. *DECKER MANAGEMENT*

Enjoy pastoral living in Rock Lake Estates

JOSH SKAPIN
CALGARY HERALD

Five lakes and sweeping views are part of the magic of a new release from a scenic estate community in the city's northwest end.

Rock Lake Estates by Decker Management pulls into its fourth phase with returning builders Lupi Luxury Homes and Crystal Creek Homes, along with newcomer Jager Homes. Prices start in the \$850,000s.

This latest release adds 103 lots to the landscape in a phase aptly called Five Lakes at Rock Lake Estates in Rocky Ridge, which is a tip of the hat to the five wetlands on site, which total 7.6 hectares. All five bodies of water are classified as environmental reserve and will be owned by (and be protected and maintained by) the city.

A benefit to buying a new home in the community is that the owner will feel tucked away in natural surroundings, but with shops and services just around the corner, says Catherine Beaudin, Decker's director of operations for Alberta.

"I call it pastoral living inside city limits with all the amenities," says Beaudin.

She says lots within this phase will boast sight lines of the Rocky Mountains and many on the south east end of the development, views of Canada Olympic Park and a slice of west downtown.

At the same time, it's a short drive to a wide range of shops, services and restaurants in Royal Oak.

Most of the lots back on to green space, with predominantly 40-, 42- and 44-foot frontages.

There are also 14 lots with a paved lane and a rear detached garage.

These lots are zoned R2, which means they allow for a suite above the garage. While the detached garage is mandated, the suite aspect is not. However, the developer is encouraging the feature, "even (if it's just) roughed in," says Beaudin, adding "it's good for resale."

Lupi and Crystal Creek are part of the community's earlier phases but Jager is a new addition. The company is no stranger to the area, now sold out in the nearby neighbourhood of Trail's End.

"So they were a natural fit," says Beaudin.

All three builders will open show homes in mid-March of 2016. In the meantime, Crystal Creek and Lupi have existing show homes on Rockcliff Grove NW.

For more information on Jager Homes' offering in the community, visit jagerhomes.com.