

# Champagne project to be toast of town

BY KATHY MCCORMICK, CALGARY HERALD    SEPTEMBER 2, 2011



An artist's rendering of Champagne, the first condo project by Remington Development Corp. It will be located in Quarry Park in southeast Calgary.

**Photograph by:** Courtesy, Remington Development Corp.

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Champagne is synonymous with celebrating in style — and that's just what Remington Development Corp. has in mind with its first condo project.

The Champagne development will be the toast of the town when it holds its grand opening Sept. 17 and 18, says residential director Glen Diebert.

“With a solid reputation and industry experience that only Remington can offer, Champagne is truly a one-of-a-kind for the Calgary multi-family market,” he says. “Nestled along the picturesque Bow River with 92 acres (37 hectares) of natural reserve as its playground, homeowners will truly appreciate the project's stunning design and distinct upscale architecture reminiscent of the French countryside.”

The city's condo market continues to grow as prices of homes go up and affordability becomes an issue.

The multi-family home is a viable alternative for some buyers.

For others, the attraction of condo living revolves around the desire to cut down work commutes and spend more quality time with the family.

Another factor is the condo lifestyle, which makes everything easier — the no-maintenance, lock-it-and-leave-it ease of living.

That's why multi-family homes have grown in popularity throughout the city — accounting for about one-third of total construction starts of housing in Calgary, says Canada Mortgage and Housing Corp.

As of the end of July, Calgary had 4,188 housing starts and 1,331 of those were multi-family.

While the recent slowdown has stalled some highrise towers in the inner city, the market is still hot for townhomes and smaller apartment blocks that offer a different lifestyle.

At the same time, few have been built or are available that offer new, high-end styles and estate-quality finishes for the discerning buyer — until now.

Remington Development Corp., which made its name in the commercial and land-use sectors, turned its attention to the residential construction industry a few years ago with its unique – and very successful – mixed-use, master-planned community of Quarry Park.

Now, the company has launched its first condominium development – and its ready to pop the cork on Champagne in Quarry Park.

Truly worth celebrating, Champagne hits the target for estate living in a convenient package that is upscale, yet understatedly elegant.

It's built along the Bow River in southeast Calgary between Riverbend and Douglas Glen.

“Remington’s reputation has been built on the highest standards of design and construction expertise, unparalleled workmanship and exceptional customer service,” says Cody Clayton, president of Remington Development Corp.

“These values are the heart of what Champagne is all about, which is evident in our decision to use precast, insulated concrete construction, rather than a less expensive, conventional wood construction.”

The condo project has sophistication right from the street due to its bold lines that emulate the clean, French countryside look.

It has large windows and balconies, arched detailing over the top windows, and steep-pitched roofs.

The colour palette is off-white with brown and black accents.

Inside, the units are filled with luxury appointments that offer quality at every turn.

“As a boutique project, buyers won’t feel they have to compromise what they love about their single-family lifestyle,” says Diebert.

“Generous one- and two-bedroom floor plans feature carefully-chosen upscale finishings that have already been upgraded on the purchasers’ behalf — including nine-foot coffered ceilings, granite countertops, hardwood flooring, gourmet kitchens with luxury appliances and apron sinks, and oversized bathrooms with soaker tubs and walk-in showers.

“Customers will not only appreciate the tremendous value and quality, but also love the heated, underground parking and the 15-minute commute to downtown.”

Inside, buyers can expect generous floor plans with one- bedroom units — some with dens — anywhere from 890 to 1,050 square feet, and two bedroom units from 1,350 to 1,715 square feet.

Penthouse homes are more than 2,400 square feet.

Buyers can choose from four colour boards; other luxury appointments include coffered ceilings, oversized showers in ensuites, top-of-the-line stainless steel appliances, including a 36-inch stove, apron sinks, ample windows, and generous bedroom sizes.

The penthouse units are fully customizable.

“Something like this has never been seen before in Calgary,” says Diebert.

“We are at a time when people are looking to simplify their lives, travel more and downsize. Our customers are discriminating, however, and do not want to compromise comfort, lifestyle or quality — and in Champagne, they won’t have to.

“Our clients are excited to see a project that brings spaciousness and originality while not forgetting practicality.”

At the same time, the homes are generously priced, starting at just \$359,000, including GST, to \$915,000 with GST for the first building.

The first building consists of 29 residences in a four-storey block, one of five that will make up the whole.

The homes come with another first for multi-family construction: an extensive warranty consisting of the 2-5-10 coverage.

“This is the most comprehensive warranty in Alberta,” says Clayton. “Champagne comes with a two-year warranty on workmanship, a five-year warranty on building envelope, and a 10-year structural coverage. Increased consumer protection is an absolute priority, which is why we stand behind and are committed to what we build.”

Of course, the other plus to Champagne is the location in the heart of Quarry Park along the Bow River.

The community, developed by Remington, is a true mixed-use area with shops, services and amenities in the village square, and office buildings surrounding that.

Add on the extensive paths, walkways, green space and natural areas and it's a true live, work, and play environment.

## **WHAT YOU NEED TO KNOW**

**Project:** Champagne.

**Builder:** Remington Development Corp. Champagne is its first multi-family complex.

**Developer:** Remington Development Corp.

**Area:** Quarry Park in southeast Calgary.

**Prices:** From \$359,000 to \$915,000 with GST.

**Directions:** Take Deerfoot Trail south to Glenmore Trail. Turn east, then right at 18 Street S.E. into Riverbend. Go through Riverbend to Quarry Park Boulevard and turn right. Follow the signs.

**Hours:** Open from 2 p.m. to 8 p.m. Mondays to Fridays, and noon to 5 p.m. weekends and holidays or by appointment. Grand opening is slated for Sept. 17 and 18.

**Information:** Visit [www.remingtoncorp.com](http://www.remingtoncorp.com)

## **BUYERS DIG QUARRY**

Encompassing more than 155 hectares of land, Quarry Park is a live, work and play community that includes parks, residential, retail and a business campus.

Previously a gravel pit, Quarry Park is being developed by Remington Development Corp. and is in its final stage of development.

Upon final build-out, it will have about 2,200 residential units, 3.4 million square feet of office space, and 91,000 square feet of retail — including a grocery store, numerous restaurants and a future hotel.

It will ultimately be home to 6,000 residents and employ more than 15,000 people.

To further enhance the mixed-use nature of the community, Remington has had a long-standing interest in having a recreation facility in the area.

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