

BEST·HOME

FALL 2015

ALBERTA



\$6.95 Cdn.



A FEDERAL ALLIANCE



Photos by Merle Prosofsky



A breath of fresh air, this captivating Prairie Federal style home depicts the engaging influences of its era on four acres of land east of Edmonton. Featuring a décor of equal allure, the home displays a balance of style and harmonious flows that explores the lifestyle and luxury of estate living.



Durable HardiePlank lap siding and HardieTrim boards around windows and doors in Arctic White, defines this Federal-style home anchored in Ocean Mist stack stone. Custom exterior crown mouldings were also installed over window trims and on fascia boards and gables. Painted cedar shutters and iron hardware accent mullioned windows amidst a blend of cedar shingle and standing seam-metal roofing. A handsome collection of pillars and balustrades add period charm.



“The clients approached us with a photo of their quintessential dream home,” shares managing partner Les Wold of Effect Home Builders. Wanting a Federal style home, the design was tweaked to reimagine its roots and evolved into a Prairie Federal style home that could accommodate the harsher climes of Alberta. A team effort between the homeowners, Fuse Architecture, and Effect Home Builders, this large family home has it all, with a music room, home study theatre, and gym to satisfy the entire family.

The clients spent time in New England, exploring its character-rich architecture to capture the best of its features to blend with their desire for comfort and energy efficiency. Involved at



A dropped bulkhead features layered pot lighting in the great room. The custom mantle and marble surround embrace a wood-burning fireplace.



every stage, they were excited to build with Effect Home Builders, given their reputation and broad range of accomplishments that they were eager to incorporate into their own home. “We worked very well together and shared a very open and collaborative arrangement that was receptive to change. Their process was also very transparent with no surprises,” admit the homeowners.

Light floods the home from its multiple, style-appropriate window arrangements. Views further enhance the setting with dual rear and side decks enjoying a park-like landscape of the natural escarpment and its wild life. “The home was positioned on its spacious lot to maximize sight lines and light flows throughout the day. Each of the common rooms on the main level are brightly appointed, enhancing décors and affording attractive transitions of ambience into the evening,” reveals Wold.

Desiring to balance aesthetics with energy-efficiency and comfort, the subdivision employs geo-thermal heating that utilizes a vertical coil system for each residence, allowing for nature’s energy to heat and cool the home. A well-insulated and airtight building envelope that includes an ICF foundation, complements this high-efficiency home that hosts foot-thick exterior walls. Blown-in cellulose provides a R42 insulation factor with triple-pane, low-e, argon filled

windows and low flush toilets further supporting a system of collaborative green features and benefits that results in dramatic utility savings. This well-crafted structure further supports superior sound insulation with consistent room temperatures enhanced by in-floor radiant heat. “We are proud to share that this home has achieved a Built Green Platinum standing and received an extremely good EnerGuide rating of 88,” adds Wold.

“You don’t have to sacrifice style or desired features for energy efficiency,” suggests Wold, citing Effect’s position as a builder at the forefront of green building practices. Winner of multiple Green Homebuilder awards, including national awards, they are a leader in educating and advocating Net Zero building practices through the CHBA Net Zero Council.

“With the bones of a Federal classic home, the challenge was translating that to our Alberta climate,” says Sydney Bond of Effect Home Builders. Show casing a façade that reflects its origins, the exterior cladding was selected for its durability and easy maintenance. A soothing palette of soft blues, yellows, and creams within the décor complement the environment while retaining its southern charm.

“Our vision was achieved and it was just what we imagined—the flow of the rooms and colours and how the style is so well reflected throughout the entire home. What we pieced together from images and our travels came to fruition with Effect Home Builders,” admit the homeowners.



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The music room hosts a sunny setting with views to the outdoor living area that hosts built-in fireplace and complementary stone features.



Classic octagon ceramic tile anchors the light and airy flows of the master ensuite that hosts a claw-foot bath with satin nickel feet and floor-mounted fixtures of turn of the century charm. Simply White maple cabinets feature twin towers that edge granite countertops with under-mount sinks.



Hand-scraped, engineered, walnut hardwood floors climb staircase treads with painted wood spindles and a curved maple handrail. Moulded stair brackets add decorative detail that is enhanced by recessed panel wainscoting for cohesive style.



Consistent handscraped walnut hardwoods provide warmth to the master bedroom, where multiple views-capes oversee the natural escarpment and wildlife.



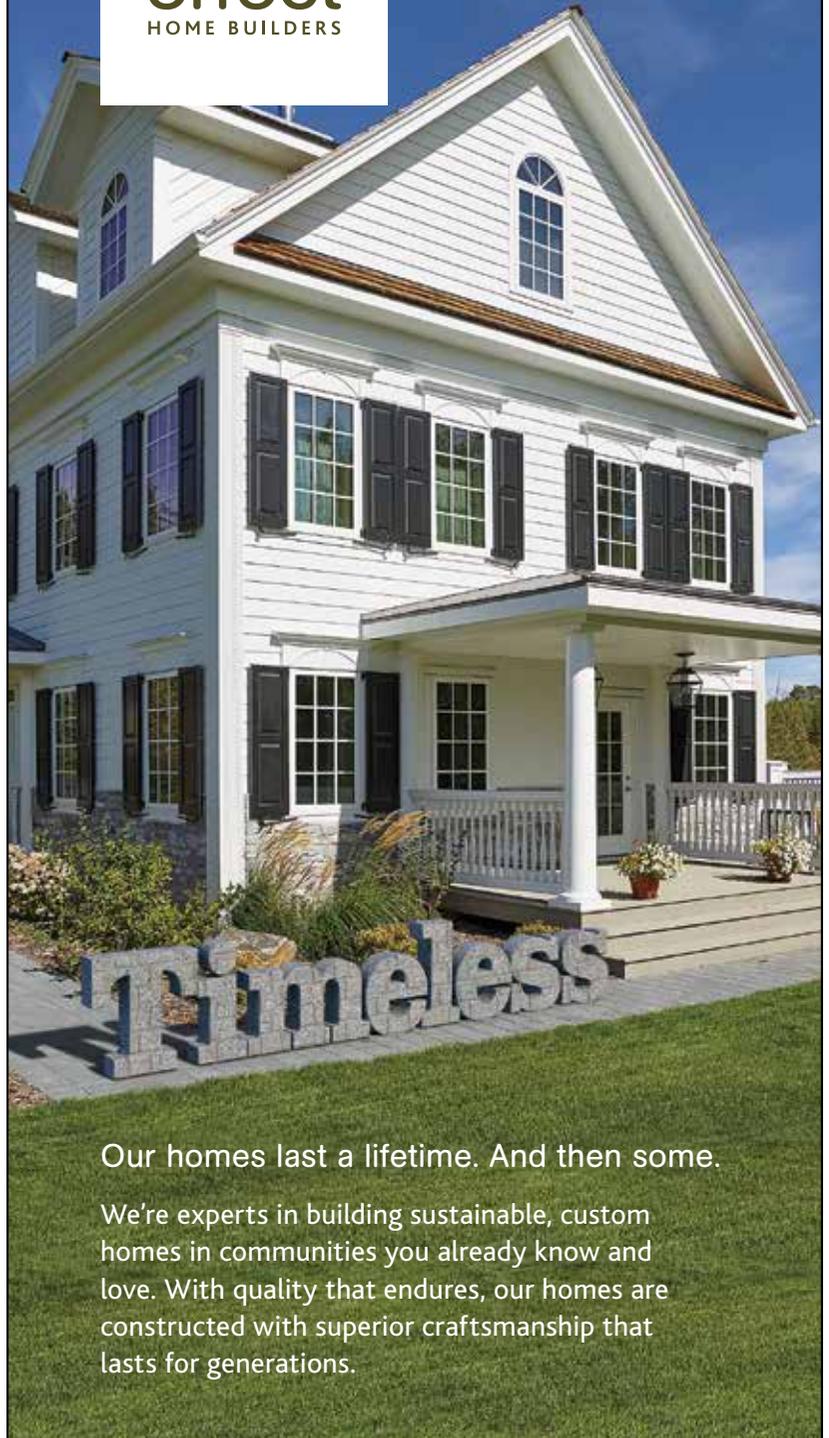
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2015 Green Home Award Winner

The Canadian Home Builder's Association – Alberta





The Federal-style kitchen exhibits a reclaimed beech island surface amidst Shaker style maple cabinetry in Dove Grey and Simply White dual tone lacquered finishes. Black quartz countertops offset white subway tile with dark grouting for a smooth contrast. Bin pull handles, faucets, and dropped pendant lighting host a satin nickel finish, adding sparkle and shine.

An antique crystal chandelier with a bronzed finish enhances period-style wallpaper and consistent millwork in the dining room. A glass-faced door opens to the side patio.

A special thanks to the following suppliers:

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