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ROOM WITH A VIEW Canadian country star George Canyon enjoys Alberta's big sky feel from his home near Okotoks and High River. See page 13.



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NEW HOMES

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SATURDAY, APRIL 3, 2010



Willow Creek at Bears paw will contain 52 homes on lots measuring from 0.8 to 1.2 hectares at the intersection of Highway 1A and Woodland Road. Courtesy, Ten Peaks Capital Group

Wind in the Willows

Prices at Bears paw country estate to start at \$1.25 million

MARTY HOPE
CALGARY HERALD

Geese were honking overhead, a few brave ducks drifted around the edge of a pond where the ice had retreated and a couple of young moose rested in the sun.

The waterfowl and wildlife didn't seem the least concerned heavy equipment was scooping out a foundation hole, or that house construction crews were sawing and hammering nearby.

Like spring, Willow Creek at Bears paw is gradually coming to life on a 64-hectare piece of cattle-grazing land just outside Calgary's northern city limits, with construction underway on new show homes and private residences.

The vision of Ten Peaks Capital Group, Willow Creek is a country estate community of 52 homes on lots measuring from 0.8 to 1.2 hectares at the intersection of Highway 1A and Woodland Road in Rocky View County.

Lot prices will start at \$430,000.

Ten Peaks president Richard Melchin says the land has undergone a dramatic facelift to create one of the few developments in a rural county with mountain views. The changed topography has also allowed Ten Peaks to take advantage of the "pot-and-kettle" terrain.

Pot and kettle refers to small bowls of natural landscape spotted across the property.

"The property was half slough," says Melchin. "But what we have done is create a network of streams connecting five ponds, including a large water retention area. The water will eventually find its way to the Bow River." Walking paths have also been created to allow residents to walk alongside the streams and other open areas.

Among the stable of builders Melchin has put together are three well-known for their work on estate homes — McKinley Masters, Astoria Homes and Laratta Homes.

SEE BREATHE, PAGE 15

SHOWHOMES OF THE WEEK 16, 18 ■ MARTY HOPE'S COLUMN 17 ■ SHOWHOME MAP 112

MORTGAGE RATES:

The interest-rate buzz continues; lending institutions have begun to inch some of their rates upward. As of press time, the base interest rate for a one-year closed mortgage reported by the Bank of Canada remained at 3.60 per cent. See the full rate table, page 16.

INSIDE:

A second-floor covered balcony anchored with white pillars is part of an Auburn Bay house made for active families that has surprises to keep it interesting — including such touches as exotic hardwood floors. See page 18.

NEXT WEEK:

Next Week 10 Growing from a few hundred people in the early '80s to about 14,000 last year, Chestermere has been expanding fast. Its people need services, says the developer of a project with housing for an extra 4,400 people. Read about it next Saturday.

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PEAKS OF SUCCESS

Ten Peaks Capital Group is a privately held real estate investment and development company based in Calgary.

With projects in Canada and the United States, Ten Peaks follows a proven strategy of developing quality communities in niche markets that are poised for growth.

Whether it is master-planned communities, urban office buildings, or commercial properties, the company is structured to

develop a successful real estate development solution, including acquisition, entitlement, zoning, master plan design, development and asset management.

The company says it has a long-term commitment to Bears paw to maintain and enhance the high quality and character of the area. Ten Peaks is currently working on an additional 148 hectares in Bears paw to introduce environmentally sensitive designs

in residential and commercial developments.

Ten Peaks says it is among the first Canadian companies to include wildlife corridors in its projects.

Principals in the company are president Richard Melchin, vice-president John Bachynski and chief financial officer Robin Auld.



Courtesy, Ten Peaks Capital Group
Rocks — some as heavy as one tonne — have been used to designate the lots at Willow Creek at Bears paw.

— Marty Hope

FROM PAGE II
BREATHE:
'Bio-habitat'

The fourth is a relative newcomer to the marketplace: Hyatt Homes, which was founded in 2001.

Astoria will have a show home open in a couple of months, while the other three plan to have theirs open by the fall, says Melchin.

Lot and house prices will likely start at about \$1.25 million. Four homes are currently under construction, with four more likely to break ground later this spring.

With land sloping toward the west, all lots will have panoramic views of the Rocky Mountains, says Ten Peaks vice-president John Bachynski.

Plenty of work went into preserving the natural surroundings that are home to so much wildlife and waterfowl, he says.

To ensure things were done properly, Ducks Unlimited offered "valuable assistance" in the preservation of the existing ponds, says Bachynski.

"An environmental consultant was brought on board to help us work closely with Ducks Unlimited to design a system of ponds and creeks that would provide nesting and breeding grounds for various species of ducks, geese and other water fowl," he says. "By doing so, we were able to reclaim former wetlands, enhance existing ponds and introduce lost vegetation that would create a living bio-habitat."

The result is nearly six hectares of integrated streams and ponds, six hectares of open space and more than four kilometres of trails.



A series of streams has been created to connect five ponds on the Willow Creek at Bears paw property. Here, president Richard Melchin of Ten Peaks Capital Group and vice-president John Bachynski stand alongside one of them. There will also be pathways and additional landscaping.

Marty Hope, Calgary Herald

It's mostly city folk who are showing interest in buying in Willow Creek — with most of them coming from northwest Calgary, says Melchin.

"They're younger than I would have guessed," he says. "We're seeing doctors, lawyers and accountants in their late 20s to mid-40s with young families."

After Ten Peaks bought the land more than four years ago, approvals were received from county officials to allow construction to start last fall. Melchin expects build-out to take about three years.

"We had started work here earlier and had lots of buyer interest, but then the economy collapsed



A couple of moose rest in the grass at Willow Creek at Bears paw.

Courtesy, Ten Peaks Capital Group

in the United States and almost everybody backed off," he says.

"So, to a certain extent, we've started over."

WHAT YOU NEED TO KNOW

PROJECT: Willow Creek. There will be 52 lots from 0.8 to 1.2 hectares on the 64-hectare property priced from \$430,000. House-and-lot prices could start at around \$1.25 million. There are four builders — McKinley Masters, Astoria Homes, Laratta Homes and Hyatt Homes. The country residential development will have six hectares of open space; another six hectares of wetlands, ponds, and streams; and more than four kilometres of trails.

DEVELOPER: Ten Peaks Capital Group.

AREA: Rocky View County.

DIRECTIONS: From northbound Highway 1A, take the Woodland Road exit east. Look for the flags designating the sales and information centre.

HOURS: The sales and information centre is open 1 to 5 p.m. Mondays through Thursdays, and noon to 5 p.m. weekends and holidays.

INFORMATION: Visit www.willowcreekatbears paw.com

Spring Launch — April 10, 12-5 PM

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