

# SITE PLAN



CONTACT  
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# The Aspen

1360 sq.ft. 2 Bedrooms Plus Den, 2 Full Bathrooms  
2 Car Garage  
Starting at \$414,900. Prices Subject to Change



**THE ASPEN - 1,360 ft<sup>2</sup>**

- 1360 sq. ft.
- 2 Bedrooms Plus Den
- 2 Full Bathrooms
- 2 Car Garage
- No Steps-No Stairs-No Barriers
- Curbless Shower in Ensuite
- 36" Doors

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As of April 2, 2024

# The Aspen

1360 sq.ft. 2 Bedrooms Plus Den, 2 Full Bathrooms  
2 Car Garage

## Welcome Home to The Aspen!

This beautiful home is a spacious 1360 sq.ft. All doors are 36" wide to allow easy access to each room, with no steps, no stairs, no curbs - anywhere! The Aspen features two spacious bedrooms plus a den/office with large windows on two walls. Two full bathrooms; Main bath with full tub and shower and an Ensuite featuring an easily accessible toilet and a curbless shower.

The large country kitchen features an operable window over the sink to let in the fresh spring breeze, as well as a clerestory window above the upper cabinets to let in extra light. With a peninsula, large pantry and plenty of cupboards and counter space, you will be well equipped to prepare your favourite meals. The adjoining dining area and living room, make this open concept area the perfect space to gather and entertain your friends and family. The vaulted ceilings and beautiful windows make this home feel bright and spacious.

Visit with friends in the community while you enjoy your own private, concrete patio. There is plenty of space in the double attached garage for vehicles and tools, as well as optional additional storage lofts available. The in-floor heating system will ensure you stay warm and comfortable on those chilly winter days with the added benefit of multiple heating control zones. There is even a rough-in for A/C. Everything has been carefully thought out and designed in order to provide the ultimate age-in-place home. This home will be a dream to maintain due to its durable finishes. Perfect for those who want to continue enjoying all stages of their golden years.

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As of April 2, 2024

# The Poplar

1173 sq.ft. 2 Bedrooms, 2 Full Bathrooms  
1 Car Garage  
Starting at \$369,900. Prices Subject to Change



**THE POPLAR - 1,173 ft<sup>2</sup>**

- 1173 sq. ft.
- 2 Bedrooms
- 2 Full Bathrooms
- 1 Car Garage
- No Steps-No Stairs-No Barriers
- Curbless Shower in Ensuite
- 36" Doors

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As of April 2, 2024

# The Poplar

1173 sq.ft. 2 Bedrooms, 2 Full Bathrooms  
1 Car Garage

## Welcome Home to The Poplar!

The Perfect home for those who want to simplify their lives without sacrificing style and function. At 1173 sq. ft., The Poplar has everything you need to live comfortably through all the stages of your golden years. All doors are 36" wide to allow easy access to each room, with no Steps, no stairs, no curbs - anywhere! Two spacious bedrooms; main bedroom fits King bed and second bedroom fits Queen bed. Two full bathrooms; Main bath with tub and shower and an en-suite featuring an easily accessible toilet and a curbless shower.

The in-floor heating system will keep you cozy during those chilly winter days with the added benefit of multiple heating control zones. There is even a rough-in for A/C. There is plenty of storage space in the one car garage for your tools, with optional additional storage lofts available. The beautiful open concept kitchen, dining area and living room are perfect for entertaining family and friends. The lovely kitchen has an Island and plenty of cupboards, a large pantry and counter space for preparing your favourite meals. The beautiful windows and vaulted ceilings keep everything feeling light and spacious.

You'll love staying connected to friends and neighbors while enjoying a BBQ on your durable concrete patio, accessible from your dining area. This lovely home is a dream to live in and so easy to maintain due to its durable finishes. Careful thought and design have gone into making this the perfect age-in-place home. This is the home you've been dreaming about! Move in and start enjoying the finer things in life!

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## Standard Exterior Finishes

Both The Poplar and The Aspen include the following standard high quality exterior finishes:

- Combination of Fibre Cement and Premium Vinyl Siding
- Manufactured Stone Accenting
- Double Glazed Sealed Unit Windows
- Insulated Exterior Doors (36" Wide Doors)
- Insulated Sectional Overhead Garage Door with Garage Door Operator
- Quality Asphalt Shingles
- Concrete Driveway
- Concrete Backyard Patio
- Covered Entry with Feature Wood-look Framing
- Air Conditioning Rough-In

Ask Us About  
Options and  
Upgrades

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As of April 2, 2024



## Standard Interior Finishes

Both The Poplar and The Aspen include the following standard high quality interior finishes:

- Quality Kitchen and Bathroom Cabinets
- Plastic Laminate Countertops in kitchen and Bathrooms
- Ceramic Tile Backsplashes
- Stainless Steel Kitchen Appliances (Refrigerator, Stove, Dishwasher, Microwave, Hood Fan)
- Laundry Appliances (Full Size Stacked Washer and Dryer with Easy Reach Controls)
- Acrylic Tub and Shower Surrounds
- 4" Flat Base Board and Door Trim
- Custom Window Casing with Craftsman Style Header and Apron
- Durable Vinyl Plank Flooring
- 36" Wide Interior Doors
- Vaulted Ceilings In Living Room/Kitchen
- Regularly Spaced Recessed LED Ceiling Lights for Bright Even Lighting
- Pendant Lights at Kitchen Island and Wall Sconce Vanity Lights in Bathrooms
- High Efficiency HVAC and Water Systems
- Fresh Air Heat Recovery Ventilator
- Two zone In-slab Hydronic Heating (Optional 3rd Zone in Garage)
- Vaulted Ceiling in Garage
- Central Vacuum Rough-in
- Wire Shelving and Closet Racks



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## Energy Efficient Building Enclosure

The exterior walls of your home are constructed with 6-½" Structural Insulated Panels (SIP's) on all exterior walls.

SIP's have a continuous layer of highly efficient rigid insulation (without the wood studs or additional components from traditional framing that add cold bridges from the exterior cladding to the interior of the wall).

These SIP's provide an actual R22 thermal resistance rating (across the entire wall surface), compared to an actual R12 thermal resistance rating (from calculating thermal bridging across the entire wall surface with traditionally spaced stud framing).

The foundation of your home is constructed using Insulated Concrete Forms (ICF's) to ensure that there is a thermal barrier of highly efficient rigid insulation on all concrete faces, keeping your heating within your home and saving you money.

Similarly, the entire concrete floor of your home is insulated below, to keep all of your heating within your home, without losing it to the ground below.

These homes have been specifically modeled with an energy engineer to confirm compliance with the strict National Energy Code for efficient buildings.

These homes exceed the base requirements for energy efficiency.

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## In-floor Heating For Warmth and Comfort

A highly effective way to heat spaces by radiating warmth

Provides even warmth throughout all living spaces

Heating of the space occurs at the floor level - keeps feet warm

Heat naturally rises to evenly heat the entire room

Multi-zone control to maintain a different temperature in the bedrooms than in the living areas

## Combi Unit:

(Heating System, Domestic Hot Water and Back-up Forced Air Heating)

High efficiency natural gas, combination boiler, hot water heater and furnace unit provides:

Heating for the hydronic piping in the concrete floor with multiple control zones and thermostats to suit your sleeping zone and entertaining zone temperature preferences.

The combination boiler also provides priority, on-demand water heating for all of your hot water needs

Reduces monthly energy costs by not needing to heat a large traditional water tank 24 hours per day / 365 days per year.

Provides endless hot water supply as water is heated only when it is needed

Bonus: Built-in natural gas forced air heating components for supplemental traditional air heating

This bonus, built right into the heating unit, provides traditional forced air heating for those chilly seasonal nights when the slab heating might already be turned off for the season.

This equipment is supplied, installed and maintained from Schaffer Plumbing in Cardston

All future regular maintenance and service is available right in Cardston!

## Fresh Air Exchanges for Health and Energy Cost Savings

Each home is provided with a high efficiency Heat Recovery Ventilator (HRV).

HRV's gather all of the warm exhaust air from your home and transfer the heat from the exhaust through a sealed heat exchanger to pre-heat the fresh air being brought regularly into your home.

This provides frequent full home air exchanges with pre-heated fresh air, thus providing clean, fresh air, without needing the cost to heat the fresh air during the colder seasons.

## Radon Mitigation For Long-term Healthy Living

All of our homes are constructed with a full rough-in for a Radon extraction system.

Radon is an invisible and odorless radioactive isotope that changes in intensity throughout many parts of Alberta.

Radon is kept out of your living spaces with a specific underfloor gravel layer and membranes sealed to your foundation and sealed at all plumbing locations.

A capped extraction pipe is provided in your garage that is tied into this specific gravel layer, which allows for the addition of a future exhaust fan to draw even more Radon from below your home, to safely exhaust to the atmosphere above, should underground Radon levels ever change in the future.

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## Floor Drains for Peace of Mind

Several floor drains have been provided to minimize issues with unexpected water leaks:

**Utility Room** - a floor drain has been provided within the utility room, with an additional shallow water threshold at the door, to mitigate any water leaks from the utility room from entering your home

**Laundry Room** - an additional floor drain has been provided within the laundry closet, with an additional shallow water threshold at the door, to mitigate any water leaks from the laundry closet from entering your home

**Garage** - a sediment basket floor drain has been provided to capture snow, slush and water from vehicles.

These drains are specifically designed for vehicle garages, with a simple hinged top grate that provides easy access to a lift-out strainer basket that captures sand, grit and gravel, before it enters the plumbing drain system.

This drain captures all of your winter vehicle melt water within your garage, and keeps it from running out of your garage door thus avoiding slippery re-freezing of the melt water on your driveway.

This strainer drain also allows for simple seasonal washdown of your garage slab, without pushing the dirty water out onto your driveway.

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## Optional Air Conditioning – Ready for Connection

The combination boiler unit noted above is prepared and roughed-in for the addition of an optional air conditioning unit, without needing costly modifications or adaptations to your home.

Your home comes with all of the rough-in required to simply add the exterior air conditioning components needed to meet your cooling needs.

## Sound Mitigation and Noise Control

The walls that separate each home are comprised of two independent walls and have a fire resistance rating of 1 hour, as required by the Alberta Building Code.

Additionally, these double demising walls have a Sound Transmission Classification (STC) of 65 STC, which exceeds the Alberta Building Code minimum of 50 STC.

These double demising walls have no connections to each other, except at the floor and roof, thereby significantly reducing any structure borne noise transfer between each side of this double wall between adjacent suites.

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# Amenities

Future Phases Include Indoor and Outdoor Amenities



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# Amenities

Future Phases Include Indoor and Outdoor Amenities



We offer residents of our beautiful Cottonwood Creek Cardston community an amazing 1,862 sq.ft. Amenities Suite which includes:

- A work share space for meetings, etc.
- 14 person games room with room for a tennis table, a pool table, 2 card tables and more
- A large fully equipped servery for food prep and hosting family or community dinners
- 40 people multi-purpose gathering space for fun with family and friends
- Accessible washroom plus second bathroom
- Custodial closet to store cleaning supplies
- Washer and dryer
- Closets for storage
- Covered outdoor concrete patio

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# Cottonwood Creek Cardston

An Active Adult Living Community

# Amenities

Future Phases Include Indoor and Outdoor Amenities



## Outside Amenities Include:

- Pickle Ball courts and lawn space
- Green space
- Community garden plot
- Gazebo
- Landscaping
- Well-lit pathways
- Street parking
- Visitor parking



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At a Glance... Cottonwood Creek Cardston is all about creating a safe and caring community.

We understand it's important to feel connected. Cottonwood Creek Cardston has been thoughtfully designed to make sure you have easy and safe access to your friends and neighbours in your community.

## Home Sweet Home

At Cottonwood Creek Cardston you will find an active adult living community that is safe, caring and inclusive. You can look forward to the benefits of walking daily with friends and loved ones on safely lit pathways through out the community. Whether you want to plan a family reunion or a gathering with friends in the amenities suite, or you prefer to get your hands dirty in the community garden, Cottonwood Creek Cardston has got you covered. Enjoy an active lifestyle and doing what you love at Cottonwood Creek!



## Carefree Living

At Cottonwood Creek Cardston, you are not buying a condo or paying condo fees. You own your home and the land it sits on. An affordable HOA fee will cover your lawn maintenance in the summer and snow removal for your sidewalk, driveway and rear shared pathways in the winter. Our goal is to make your move to Cottonwood Creek Cardston the easiest and best move you've ever made.

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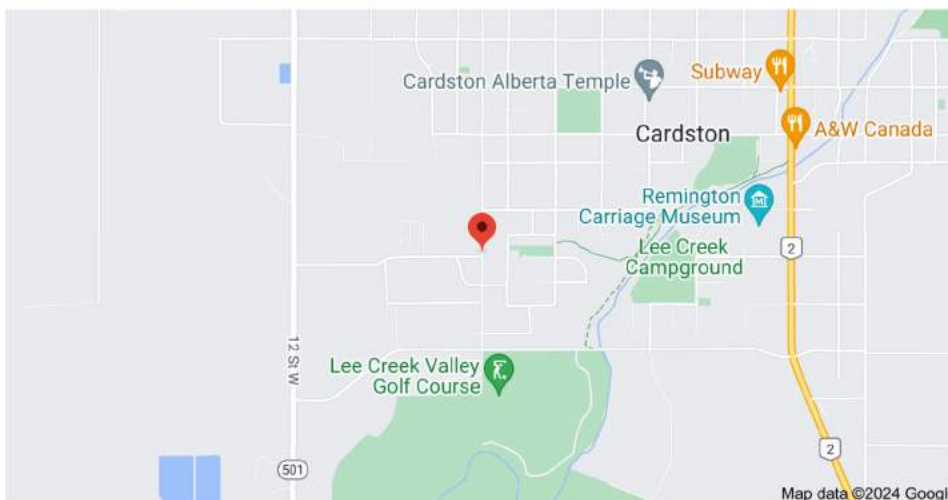


# Location

Cardston, Alberta – The Jewel of the South West!

Cottonwood Creek Cardston...

Conveniently located on the corner of 7 Avenue W and 7 Street W in the beautiful town of Cardston Alberta – Your Place to Everywhere!



## Conveniently Located

U.S. Border – 20 min.  
Waterton – 30 min.  
Lethbridge – 45 min.

Close to golf, swimming, museums cycling and walking trails and so much more.

So many great tourist attractions and fun places to visit!

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# About Us

Meet Keri Himmelreich - Owner and President of Himmelreich Developments Inc.



Keri has worked for the past three decades overseeing many of the largest construction projects in Alberta, Saskatchewan, British Columbia and abroad. His detailed approach to project management, organization, scheduling and coordination has allowed him to be the architectural lead on multiple high-value projects concurrently.

Keri spent 25 years at one of Western Canada's largest architecture firms, GGA-Architecture (formerly Gibbs Gage Architects), with 15 years as the Director of Building Science, while concurrently running projects and teams as a Production Manager with that firm. Keri has collaborated with many world renowned Architects (Pickard Chilton, Diamond Schmitt, Perkins and Will, Kendall Heaton, Cannon Johnston, and others) and continues to collaborate with GGA-Architecture as a consultant on high-scale, complex, specialty projects.

His extensive experience with interpreting and applying the various building codes, fire codes and land-use regulations has resulted in the successful completion of highly complex institutional, high-rise and commercial projects. Keri has successfully negotiated Civic and Provincial authority approvals on more than 50 building code variances and alternative solutions.

Keri additionally works closely with the General Contractors and sub-trades during the construction phase, to see projects through construction to occupancy. He resolves complex site issues and contract negotiations by fairly and consistently applying proven contract administration principles.

Keri is the drummer in a Calgary rock band and runs a developmental music studio aimed at providing live show performance opportunities for up and coming musicians and bands.



## SELECT PROJECT EXPERIENCE (Project Manager/Architectural Lead Role)

### Institutional

- SAIT Polytechnic Trades and Technology Complex (LEED Silver)
- University of Calgary MacEwan Hall
- University of Calgary Taylor Institute for Teaching and Learning (LEED Gold)
- University of Calgary Mathison Hall

### Office

- Shaw Communications Barlow Facility, Calgary
- ATCO Commercial Centre Corporate Headquarters, Calgary
- Eighth Avenue Place - 39 Storey and 49 Storey Towers , Calgary (LEED Platinum)
- Livingston Place - Two 20 Storey Towers, Calgary
- Jamieson Place - 38 Storey Tower, Calgary (LEED Gold)
- Millennium Tower - 25 Storey Tower, Calgary
- Centennial Place - 40 Storey and 23 Storey Towers, Calgary
- Agriculture Place - 20 Storey Tower, Regina
- Nutrien Tower - 18 Storey Tower, Regina



### Recreation

- Vivo for Healthier Generations Sports Centre (LEED Gold), Calgary
- Genesis Centre for Community Wellness Sports Centre (LEED Gold), Calgary and Airdrie
- Talisman Centre Sports Centre, Calgary
- University of Lethbridge 1st Choice Savings Sports Centre



### Residential

- Barron Building (historically designated conversion - office to residential) - 150 Units
- The Oliver - 862 Units, 28 Storey Rental and 38 Storey
- Casadona Place - 254 Unit Rental
- One Palliser Square (conversion from historic office tower to residential) - 376 Unit Rental

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