

WHEN YOU THINK OF AN ARCHITECTURALLY designed home with lots of light, hardwood floors, gas fireplace, spacious master bedroom and ensuite bathroom, combined with superior energy-efficiency and attention to environmentally-sound details, you might envision an estate-home. But when Avalon Master Builder thinks of the Outlook Royal Mews, the first Multi-family site in Canada to incorporate these features, they think Built Green.

These affordable townhomes integrate functional beauty with adherence to the Built Green Alberta environmental initiatives. This means that each individual home is tested by a certified third party to ensure that it meets these strict elevated environmental standards. Before the consumer takes possession of their home, a blower door test (tests for air tightness) is performed and the home receives an Energuide rating. If it passes, the home then receives one of three Built Green seals of approval.

Avalon's Vice president of Sales and Marketing, Christine Scott, explains. "Built Green is an industry driven program that's been developed by the

Homebuilders Association in response to federal concerns with regards to energy efficiency in new housing. In short, this is sort of the industry's answer to how we're going to reduce our greenhouse emissions."

Christine's business partner and brother, Ryan Scott was one of the first people trained under the Built Green program. "This is something Ryan and I have been interested in since we've managing (Avalon) for the last six or seven years. We'd been looking for an opportunity like Built Green but there hadn't been anything concrete. As soon as we got wind of the program (which was launched in October 2003) Ryan immediately involved himself with the Built Green Board." Says Scott.

Jennifer Talsma from the Office of Energy Efficiency, Natural Resources Canada, congratulated Avalon on their involvement with the program. "Calgary isn't just a leader in Alberta, but across Canada." Talsma explains that building a Green home is not only an environmentally sound thing to do, but it's also the smart thing to do in the long run. "There's a lot of easy things for builders to do and it's far less expensive to do while the houses are being built as opposed to later." She says.

Even before the Built Green Program, Avalon won several service awards, which shows their dedication to their customers. Avalon won the Central Alberta Home Builders Association Customer Choice Awards for 2001-2002, the Calgary Region Home Builder's Association's Customer Choice Award in 2002 and the Provincial Customer Choice award in 2003 – awarded by the Alberta Home Builder's Association. They have also received recognition from Alberta New Home Warranty for over 19 years of association without an unsatisfied customer. This is the kind of dedication Avalon has shown, and continues to show to their customers.

The Outlook provides such features as programmable thermostats, low flush toilets and fully insulated garages and garage doors as well as many other energy saving features. Fully sealed ductwork is designed to reduce heat leakage and low expanding foam around all windows and doors reduces heating costs. As well, every home is supplied with carbon monoxide detectors to protect homeowners, which testifies to the consideration Avalon has for their customers. The company also recycles much of the construction waste created in building their homes and utilizes many materials

that are made from recycled goods. This reduces the amount of garbage going to landfills and lessens the harmful effects on the environment.

The Outlook offers six different floor plans, and with an abundance of mountain-views it's fitting that they're named after ski hills. Ranging in price from \$156,000 to \$220,000 including home, lot and GST, these beautiful homes are also affordable. With an attached garage, large windows, spacious rooms and rich design features, it's easy to forget you're in a townhome and not a house. Ranging from 1024 square feet to 1401 square feet these homes are anything but small.

Only steps away from the new Royal Oak shopping centre, the Outlook Royal Mews has a great location to add to the list of benefits of buying an environmentally friendly home. Currently Avalon can offer what no other builder can offer; an entire community of these environmentally friendly homes at affordable prices, which will make other builders green with envy. This however, will be a great incentive to other builders to jump on the Built Green band-wagon and start building their own green communities. (O)



True Colours

Avalon Master Builder offers a green alternative.

These affordable townhomes integrate functional beauty with adherence to the Built Green Alberta environmental initiatives.

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