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# HOMES

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SECTION F

## A family affair

The Albany IV promises the whole package with space, function and style / **F19**





Stylish cab-over home has options to meet every need

# Big enough for the whole family

PHOTOS BY TODD LEWIS / WINNIPEG FREE PRESS

The spacious kitchen-dining area has dark finishes that offset the bountiful natural light that illuminates the space.

## TODD LEWIS

**A**BOVE all, families prize two things in a home: space and value.

That's why Hilton Homes continues to produce cab-over-style home designs, says Hilton Homes' Spencer Curtis.

"The reason for that is that their layout is just so functional," he says. "They give you lots of space, good separation and as much style as you want to build in to the home. This home (the 1,955-square-foot Albany IV) is loaded with options to show how a home can be decked out, and is listed at \$503,000. If you go with more basic finishes and fewer options, we can build it for around \$450,000."

At just a touch under 2,000 sq. ft., there's no lack of space in The Albany IV.

Thanks to an exceptionally wide foyer, the home gets off to a spacious — not to mention bright — start. There's plenty of room to take off coats and shoes with a spot for a bench to sit down to the left of the front door. Meanwhile, a soaring ceiling combines with a huge window to the left of the door and double transom window over the door to create a pleasingly bright spot to enter the home.

A wide set of seven steps then takes you up to the main level, where The Albany IV's functional floor plan unfolds in practical style. To the immediate left is a large formal dining room demarcated smartly to the rear by a one-third wall with three glass-filled cut-outs that let natural light flow in from the foyer.

Directly to the right is a stairway that leads up to the master suite; a private bedroom wing was then placed just steps from the stairs, creating a

spatial situation that's ideal for families, Curtis says.

"Parents have their own private retreat (set eight steps up from the main floor), yet they're still close to the kids' bedrooms," he says. "There's separation, and the kids have two good-sized rooms (10 ft. x 11.3 ft. and 13.5 ft. x 9.2 ft. respectively) to enjoy along with a well-appointed four-piece bath.

In the case of this version of The Albany IV, the parents get a true retreat. Not only is the master suite placed above the fray in a private, elevated spot, it offers 546 sq. ft. of beautifully-appointed living space to enjoy.

"In this case, the master suite comes with his and her walk-in closets and a deluxe ensuite that features a corner jetted tub (set in striated taupe tile), five-foot shower and a big, bright bedroom (its inherent brightness comes courtesy of a huge, cantilevered picture window) that has plenty of room for a chair or chaise by the window. The window's placement allows for the bed to be tucked away in a nice, private spot, too."

Back on the main floor, a wide entrance off the dining room — which is separated neatly from the great room by a three-quarter wall that promotes light flow between the foyer, dining room and great room — takes you into a light-filled great room.

"This is a very bright home, and much of its brightness comes from the great room, which features a huge picture window on the family room's rear wall, and a six-foot patio door behind the dinette area," Curtis says. "Like the dining room, the great room's ceiling is vaulted, which not only makes a spacious area feel that much bigger, but also allows for really good light flow."

Thankfully, the finishes chosen for

the great room do a fine job of tempering all the natural light that cascades into the area: textured luxury vinyl wide plank (eight inches) flooring with light and dark brown tones; two-tone walnut/glossy white cabinets in the kitchen; medium taupe countertops; and a ribbon fireplace with stainless border set in striated taupe tile next to a huge TV niche in the family room.

"Due to all the light, it was important that we offset it with darker finishes," he says. "I think we succeeded, because the great room has a bright, yet cosy feel to it. There's plenty of room in the (island) kitchen, space for a table for four in the dinette area, and you can get a ton of furniture in the family room. It's a great area for entertaining, or spending time with family."

He added that there's another 920 sq. ft. of space available for development downstairs, as well.

"Not only do you get just under 1,000 sq. ft. of livable space downstairs, but because of the home's cab-over design, it has 32-inch windows that make it a bright, highly livable area as well. The optional basement layout plan includes two bedrooms, a bathroom, mechanical/storage room and huge (16.6-by-35.9-foot) rec room. Total square footage of the home comes to just over 2,900 when you develop the basement."

That kind of space, function and style is no small thing for an active family.

"We're really pleased with how the home turned out," Curtis says. "It's pretty loaded up to show how it can be finished. All a family needs to do is pick and choose the options that work best for them; then, we can build them a stylish, functional home that will meet their needs, and budget."

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The house's foyer is exceptionally wide, with a soaring ceiling.



## Details

**Builder:** Hilton Homes  
**Address:** 47 Eaglewood Dr., Prairie Pointe  
**Style:** Cab-over  
**Model:** The Albany IV  
**Size:** 1,955 sq. ft.  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Price:** \$503,00 (Including lot, upgrades & GST)  
**Contact:** Roland Lacroix, Quest Residential Real Estate, 204-792-9805