



Ted Jacob, Calgary Herald

A two-sided, glass-tile fireplace separates the great room from the dining room, while a trio of smoked glass windows divides the great room from a study. Bamboo flooring provides a warm touch to the room.

FROM II

DREAM: Bamboo flooring of choice

Glass tile, the colour of loam, is used extensively in the home.

It can be first seen when the oversized stainless steel front door is opened.

To the right, the tile leads to a half-bath and a mudroom with a window bench, closet and the entry to the side-loading, two-car garage.

To the left, the glass tile ends at the study and is replaced with Berber carpeting. The walls are finished with grasscloth wallpaper and the windows open to the front porch.

Bamboo is the flooring of choice for most of the remainder of the main floor.

In the kitchen, it works well with the stainless-steel appliances, ebony-stained maple cabinets, and the polished granite countertops.

The island, with flush eating bar for four, holds plenty of cupboards, double sinks and the dishwasher. Off the kitchen is a spacious pantry.

A door off the kitchen leads to the rear yard of the corner lot in Panorama Hills, which will be the location of the house after this year's Stampede winds up.

But the most eye-catching element of the kitchen is the hand-cut, custom-designed glass tile backsplash, which has been decorated in various tones of green — as well as highlighted by under-cabinet lighting — that stands out against black of the cabinets.

Adjacent to the kitchen is the dining area, which is separated from the great room by a floor-to-ceiling, two-sided fireplace faced with the same loam-coloured glass tile used in the foyer.



Charron Ungar of Homes by Avi.

A feature wall in the dining room has glass shelves to show off knickknacks as well as treasured family photos and accessories.

Yet another interesting design element is in the great room.

Instead of a solid wall, a trio of smoked glass panels are set into the wall, dividing the great room from the study on the other side.

Three more windows look from the great room to the side yard. "This is what I mean about using materials differently to highlight and separate rooms," says Ungar.

A carpeted stairway leads to a loft on the upper floor of the home that is finished as a family room compete with a flatscreen plasma TV set.

Moving counter-clockwise around the floor, there is the main bath, separated into two distinct areas and finished with glass tile floor and maple vanity; two

IN SHORT

PROJECT: The 2008 Rotary Dream Home. The home comes with three bedrooms, 2 1/2 baths, two fireplaces and a double-car garage. It includes landscaping, home entertainment package, move-in assistance, home-owner insurance for one year, and a play structure.

BUILDER: Homes by Avi.
PRICE: The 2,369-square-foot, two-storey home package is valued at more than \$841,000.
LOCATION: Stampede grounds just north of the Country Music Hall of Fame building. It will be permanently located in Panorama Hills once the Stampede ends.
HOURS: The home is open daily during normal Stampede hours.
TICKETS: Available at various locations on the grounds, tickets are priced at \$10 each, 20 for \$20, or 100 for \$50.

smaller bedrooms (one with a walk-in closet); and the good-sized laundry room, again with glass tile floor along with counterspace and open shelves.

Next to that, a single door opens onto a hallway leading to the master ensuite and master bedroom.

Another glass-shelved feature wall is on one side of the hallway. On the other is the elegant ensuite with glass tile on the floor and surrounding the corner jetted tub and glass stall shower.

The granite vanity has twin sinks and the green tiling from the kitchen backsplash is repeated in the ensuite.

The master bedroom, located over the two-car garage, has a fireplace finished with glass tile, as well as a series of Frank Lloyd Wright-style windows. Behind the fireplace is a large dressing room.

"The people who live in this home will be living in comfort and in a uniquely-designed home to wow their friends," says Ungar. "We think we've achieved that here this year."

Artist's works part of house

Landscapes painted for prize home

MARTY HOPE
CALGARY HERALD

An emerging Calgary artist will have 31 of her paintings showcased for hundreds of thousands of Calgary Stampede visitors to this year's Rotary Dream Home to view and purchase.

Sheila Kernan has created landscapes in mixed media — oil and acrylic on canvas — especially for the home and they are prominently located in various rooms of the 2,369-square-foot, two-storey home — the 13th built by Homes by Avi for the service organization.

"I was just launching my website last January, so it was wonderful that an emerging artist like myself would have the opportunity to showcase my art to so many Calgarians," says Kernan, who holds a full-time time job while she continues to establish her artistic career.

"The volume of people that go through the home makes it a chance of a lifetime for a young artist like me," she says.

Charron Ungar, executive vice-president with Homes by Avi, says the fresh, spring colours used by Kernan in her paintings were the basis for wall paint colour choices for the home. "We wanted to try different things with this home and this was just one of them."

Strong, bright colours are used in the various landscapes that Kernan says are mostly from photos of trips and hikes she has taken in the Rockies, Kananaskis and Banff areas.

For the Rotary Dream Home, she wanted to ensure her work complemented glass tile work, bamboo floors, wall colours and to emphasize the strong vertical and horizontal elements used in the home, including the glass tile on the back-splashes and fireplaces.

Thirty of the art pieces are for sale, but the large 48-inch by 60-inch painting — Echoing Falls — on the wall between the kitchen and dining room is part of a giveaway opportunity. To enter, go to www.sheilakernan.com or www.homesbyavi.com.



Courtesy, Homes by Avi

Paintings by artist Sheila Kernan, above, hang in various rooms of the 2008 Stampede Rotary Dream Home. Left, two of her artworks are above a sofa in the second-floor loft of the house. Bottom, some of paintings hang in the master bedroom, which also includes a glass-tile faced fireplace, plasma TV and plenty of window space.



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BY THE NUMBERS

Mortgage payment calculation chart

Monthly investment in a mortgage per \$1,000

| % | 25 YEAR | 15 YEAR |
|------|---------|---------|
| 3.5 | 5.01 | 7.15 |
| 4.0 | 5.28 | 7.40 |
| 4.5 | 5.56 | 7.65 |
| 5.0 | 5.85 | 7.91 |
| 5.5 | 6.11 | 8.14 |
| 6.0 | 6.40 | 8.40 |
| 6.5 | 6.70 | 8.67 |
| 7.0 | 7.01 | 8.94 |
| 7.5 | 7.32 | 9.21 |
| 8.0 | 7.64 | 9.49 |
| 8.5 | 7.96 | 9.77 |
| 9.0 | 8.28 | 10.05 |
| 9.5 | 8.62 | 10.33 |
| 10.0 | 8.95 | 10.62 |
| 10.5 | 9.29 | 10.92 |

For example:
A \$100,000 mortgage over 25 years at 3.5% is \$5.01 x 100 = \$501 monthly payment

Income, home price and down payment guide

This table gives you a rough idea of the maximum home price you can afford. These estimates take into account household income and down payment amount. They assume a mortgage interest rate of 8%, 25-year amortization, average tax and heating cost in Canada, and the mortgage an average Canadian would qualify for based on a 32% debt-service ratio.

NOTE: This table is presented for informational purposes only and may not apply to your specific situation; see your lending institution for detailed figures.

| Household Income | 10% down payment | Maximum home price | 25% down payment | Maximum home price |
|------------------|------------------|--------------------|------------------|--------------------|
| \$50,000 | \$15,800 | \$158,000 | \$47,400 | \$189,600 |
| \$60,000 | \$19,600 | \$196,000 | \$58,800 | \$235,200 |
| \$70,000 | \$23,400 | \$234,000 | \$70,100 | \$280,800 |
| \$80,000 | \$27,200 | \$272,000 | \$81,500 | \$326,400 |
| \$90,000 | \$31,000 | \$310,000 | \$92,800 | \$372,000 |
| \$100,000 | \$34,800 | \$348,000 | \$104,400 | \$417,600 |
| \$120,000 | \$42,400 | \$424,000 | \$127,200 | \$508,800 |
| \$140,000 | \$50,000 | \$500,000 | \$150,000 | \$600,000 |
| \$160,000 | \$57,600 | \$576,000 | \$172,800 | \$691,200 |
| \$180,000 | \$65,200 | \$652,000 | \$195,600 | \$782,400 |
| \$200,000 | \$72,800 | \$728,000 | \$218,400 | \$873,600 |

Figures are rounded to the nearest \$100

Mortgage rates

Effective June 26, 2008. Rates expressed in per cent.

| | Variable Rate | 6 mo. open | 6 mo. closed | 1 year open | 1 year closed | 2 year closed | 3 year closed | 4 year closed | 5 year closed |
|---------------------------|---------------|------------|--------------|-------------|---------------|---------------|---------------|---------------|---------------|
| Chartered banks | | | | | | | | | |
| Bank of Montreal | c 4.296 | 8.010 | 6.210 | 8.300 | 6.950 | 7.000 | 7.000 | 6.990 | 7.150 |
| Bank of Nova Scotia | c 4.250 | 8.450 | 6.600 | 8.700 | 6.550 | 6.650 | 6.650 | 6.990 | 7.150 |
| Bridgewater Bank | c 4.750 | - | - | 6.700 | 5.990 | 5.600 | - | 5.640 | - |
| CIBC Mortgages | c 4.380 | 9.150 | 7.100 | 9.240 | 6.400 | 6.550 | 6.550 | 6.840 | 6.950 |
| Canadian Tire Bank | c 4.100 | 7.700 | - | 5.200 | 5.150 | 5.400 | 5.450 | 5.500 | - |
| Canadian Western | c 4.250 | 8.450 | 6.600 | 8.800 | 6.550 | 6.650 | 6.650 | 6.990 | 7.150 |
| Citizens Bank of Cda | c 4.750 | 7.100 | 5.950 | 7.100 | 5.950 | 5.950 | 5.950 | 5.950 | 5.950 |
| HSBC Bank Canada | c 4.250 | 8.010 | 6.210 | 9.100 | 6.750 | 6.750 | 6.750 | 6.990 | 7.150 |
| ICI Bank Canada | c 4.250 | - | - | 5.700 | 5.750 | 5.800 | 5.850 | 5.750 | - |
| ING Direct | c 4.200 | - | - | 5.300 | 5.250 | 5.500 | 5.550 | 5.550 | - |
| Laurentian Bank | c 4.750 | 8.400 | 6.500 | 8.800 | 6.400 | 6.650 | 6.650 | 6.900 | 7.100 |
| Manulife Bank | 4.750 | - | 6.200 | 6.350 | 5.300 | 5.300 | 5.400 | 5.500 | 5.500 |
| National Bank | c 4.750 | 8.400 | 6.500 | 8.800 | 6.500 | 6.650 | 6.650 | 7.000 | 7.000 |
| President's Choice Fin'l | c 4.300 | - | 6.990 | - | 6.390 | 5.700 | 5.700 | 5.690 | 5.690 |
| Royal Bank | c 4.400 | 8.400 | 6.600 | 8.800 | 6.650 | 6.650 | 6.650 | 6.990 | 7.150 |
| TD Canada Trust | c 4.400 | - | 6.200 | 9.100 | 6.950 | 7.000 | 7.000 | 6.990 | 7.150 |
| Trust Companies | | | | | | | | | |
| Concentra Financial | - | 8.400 | 6.500 | 8.800 | 6.550 | 6.650 | 6.650 | 6.990 | 7.150 |
| Equitable Trust | - | 9.150 | - | 9.240 | 6.950 | 7.000 | 7.000 | 6.990 | 7.150 |
| FirstLine Mrtgs | c 4.750 | - | 7.800 | - | 7.200 | 6.050 | 5.950 | 6.000 | 5.890 |
| Home Trust Co. | - | - | - | 6.650 | 6.650 | 6.650 | 6.650 | 6.990 | 7.150 |
| Investors Grp Trust | c 3.750 | 8.400 | 6.600 | 8.800 | 6.650 | 6.650 | 6.650 | 6.990 | 7.150 |
| Peace Hills Trust | - | - | 6.600 | - | 6.650 | 6.650 | 6.650 | 6.990 | 7.150 |
| ResMor Trustco | 4.250 | - | - | 6.250 | 5.800 | 5.850 | 5.900 | 5.740 | - |
| Other institutions | | | | | | | | | |
| AMA Financial | c 4.700 | - | - | 6.650 | 5.940 | 5.550 | 5.990 | 5.590 | - |
| ATB Financial | c 4.150 | 8.400 | 6.600 | 8.800 | 6.400 | 6.650 | 6.650 | 6.990 | 6.090 |
| Commonwealth Credit U | c 4.250 | 8.400 | - | 8.800 | 6.050 | 5.550 | 5.550 | 5.920 | 6.080 |
| First Calgary Savings | - | 8.400 | 6.200 | 8.700 | 6.550 | 6.650 | 6.650 | 6.990 | 7.150 |
| First National Fin'l | c 4.150 | - | 6.200 | - | 5.100 | 5.500 | 5.505 | 5.650 | 5.650 |
| Key Savings & Credit U | 4.750 | 8.010 | 6.210 | 8.300 | 6.300 | 6.350 | 6.300 | 6.540 | 6.650 |
| London Life | c 3.750 | 8.400 | 6.600 | 8.800 | 6.650 | 6.650 | 6.650 | 6.990 | 7.150 |

Variable rates are open unless indicated by a 'c.'

This table was prepared by CANNEX Financial Exchanges on June 26, 2008. For current rates, please visit the CANNEX website at www.cannex.com. All rates are for informational purposes only, and should be confirmed by the company quoted.