



SECTION F

EYE-CATCHERS From a \$1.25-million estate home with zip, to a house that is a showcase for a trendy westside community, there's plenty for buyers to salivate over. See pages F6 and F12.



NEW HOMES

OTHER NEWS AT CALGARYHERALD.COM/HOMES



Aleem and Fatima Dhanani of Bri-Mor Developments stand next to the company's parade of showhomes for West Grove Estates in southwest Calgary. Dean Bicknell, Calgary Herald

West is best for estate home buyers

Bri-Mor Developments launches West Grove Estates in city's southwest

MARTY HOPE
CALGARY HERALD

A year after her husband died, Fatima Dhanani went from administrative assistant and mother to president of a small but growing residential developer that is making a solid reputation. A sharp learning curve to be sure. "I had no clue about development," says the president of Bri-Mor Developments from outside the show home parade at West Grove Estates, the company's latest residential venture. "But I had to learn — and learn quickly. And I've come to find a sense of satisfaction and fulfilment in it." In 1989, Haider Dhanani founded the company — whose name is derived from "bricks and mortar" — as a real

estate asset and management company specializing in commercial and multi-family buildings. In 1996, the company expanded into developing residential subdivisions and industrial, retail and office space. Focusing its efforts on the trendy west side of Calgary, West Grove Estates is the followup community to Bri-Mor's initial residential foray in 2006 — Aspen Cliff Estates, a 53-lot upscale community just outside the gates of Webber Academy at the west end of 14th Avenue past 93rd Street SW. West Grove Estates is a 96-home upper-end enclave on eight hectares at 10th Avenue and 77th Street SW, off Old Banff Coach just a few blocks east of Aspen Cliff.

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SHOWHOMES OF THE WEEK F6, F12 ■ MARTY HOPE'S COLUMN F10 ■ SHOWHOME MAP F18

INSIDE:

There aren't too many homes like this on the market. An eco-friendly house by Avalon Master Builder that uses things such as solar power to generate at least as much energy as it consumes is selling for \$564,000 in McKenzie Towne. See page F2.

MORTGAGE RATES:

The Bank of Canada's base rate for a one-year closed mortgage, set each Wednesday, remains for yet another week at **3.50 per cent**. Lending institutions set their own rates. See the full rate table on page F15.

NEXT WEEK:

The countdown is on to the Alberta Awards of Excellence in Housing, when the province's builders gather together to find out which homes will be honoured during upcoming ceremonies in Jasper. Read about it next Saturday.

INSPIRED STROLLS

Designed to reduce our resident's dependence on automobiles, Currie Barrack's walkability is highlighted by interconnected, historically themed, streets, parks and pathways that leave residents only steps from public transit, as well as future dining, shopping and recreational opportunities.

NEW LOTS NOW RELEASED

<p>CLASSIC SINGLE FAMILY HOMES</p> <ul style="list-style-type: none"> BIRCHWOOD PROPERTIES CRYSTAL CREEK HOMES GREENBORO ESTATE HOMES HOMES BY AVI 	<p>URBAN ESTATE HOMES</p> <ul style="list-style-type: none"> EMPIRE CUSTOM HOMES GREENBORO LUXURY HOMES MISSION HOMES 	<p>CLASSIC TOWNHOMES</p> <ul style="list-style-type: none"> AVI URBAN ESTATE TOWNHOMES EVOLUTION BY GREENBORO HOMES
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Canada

DECADES OF EXPERIENCE

Established in 1989, Bri-Mor Developments began as a real estate asset and property management company that specialized in commercial and multi-residential buildings.

Since then, the company has expanded into real estate development.

Bri-Mor has been involved in various industrial, commercial, storage and residential subdivision

development projects.

Bri-Mor property management has overseen more than 300,000 square feet and more than 600 units.

The family-run company has 20 years of experience of tackling a wide scope of development projects.

With West Grove Estate, buyers will have the

commitment of Bri-Mor to deliver a lifestyle, hands-on service and amenities, says the company.

Prior to beginning work on West Grove Estates, Bri-Mor developed Aspen Cliff Estates, another west-side community.

For information, visit the website at www.westgroveestates.com



Construction work is being undertaken in the Bri-Mor Developments project next to the parade of showhomes for the West Grove Estates community. Dean Bicknell, Calgary Herald

FROM PAGE F1
ESTATE: Pathway

Four show homes, built by Crystal Creek Homes, Augusta Fine Homes, Lupi Luxury Homes, and Arcuri Homes, will be officially opened today at noon. The first two phases —

which encompass six hectares containing 74 lots from 48- to 52-feet wide, are under construction with the first occupancy expected this month. A third phase to the east

will be ready next summer, says company managing director Aleem Dhanani, Fatima's son.

With the closing of a portion of 10th Avenue, Bri-Mor will provide a pathway and other landscaping elements to further enhance the new community.

Investing in amenities is important, both for Bri-Mor and its customers.

"We're investing in the details," says Aleem, adding that among the upgraded community amenities are lots of green space and areas for families, Tyndalstone entry features and no-maintenance fences, accented by ornamental fencing along the park space. In all, there will be nearly two hectares of green space.

And, adds Dhanani, Bri-

Mor has been successful on the city's west side, an area that has been popular with the move-up and estate markets.

"The west side is resilient and has been able to preserve its value through the downturns," he says. "Land values have not been overly affected."

SEE PRICE, PAGE F4

You may call it

Perfection



We call it

TIMBERLINE ESTATES

Grand Opening This Weekend

Saturday & Sunday, 12 - 5 pm, Monday - Thursday 2 - 8 pm. Closed Fridays.



WESTCREEK DEVELOPMENTS
www.westcreekdevelopments.com
www.timberlineestates.ca



TIMBERLINE ESTATES

Large Lots

Large Living

Timberline Estates is located on the west side of the community of Springbank Hill, near the intersection of 34th Avenue and 85th Street, in Calgary's southwest.

Our 66 oversized lots begin at 10,000 square feet. Bungalows start at 1800 square feet, two storeys 2800 square feet.

This exclusive community features custom designed homes with lavish interior and exterior finishings, sustainable and innovative designs by three of our award winning builders:

Albi Homes
403-263-3242

Crystal Creek Homes
403-254-6499

Homes by Avi
403-536-7260

WHAT YOU NEED TO KNOW

PROJECT: West Grove Estates. It will be a three-phase development, of which two will have homes built. There will be 96 lots in total, with 74 of those in the first two phases. The third phase will be started next spring.
DEVELOPER: Bri-Mor Developments.
BUILDERS: There are four show home builders in the project — Lupi Luxury Homes, Arcuri Homes, Augusta Fine Home, and Crystal Creek Homes.

PRICE: House-and-lot prices will begin in the low \$900,000s.
HOURS: Show home hours are 2 to 8 p.m. Mondays through Thursdays, and noon to 5 p.m. weekends and holidays. Closed Fridays.
DIRECTIONS: To get to West Grove Estates, turn south from Old Banff Coach Road onto 77th Street S.W. and turn left at 10th Avenue S.W.
INFORMATION: Visit www.westgrovestates.com



FROM PAGE F3
PRICE:
 'Value'

What Fatima Dhanani describes as "attainable estate" begins in the low \$900,000 range for house and lot.

"This area can deliver value to our customers," she says. "People will come if the location is good and there is value."

With three years to go before the completion of West Grove Estates, but with lots completed much sooner, Bri-Mor continues to look for good parcels of land to cater to its chosen markets.

Dhanani says one of the keys to success for Bri-Mor has been its hands-on ap-



Fatima and Aleem Dhanani of Bri-Mor Developments are hands-on when it comes to developing residential communities.

proach to development and the way it treats customers.

"We have a personal relationship with homeowners," she says. "We want them to know us and to know our

work has been done properly."

While the West Grove Estates project continues to take shape, Bri-Mor is already moving ahead with plans for a 70,000-square-

foot retail development at 862 85th St. called West 85th that will also provide 60 multi-family housing units, as well as office space and retail and professional services.

"We look forward to pushing ahead with the residential once the commercial is under full construction," says Aleem Dhanani.

MHOPE@CALGARYHERALD.COM

Grand Opening

YOUR HEART WILL GO **PITTER-PATTER** FOR **4 NEW EXCEL** SHOW HOMES THAT OPEN TODAY IN **COPPERFIELD**.

TRUE LOVE AWAITS!
 IT'S TIME TO MAKE YOUR MOVE.



GRAND OPENING EVENT TODAY

SATURDAY, SEPTEMBER 10TH

4 NEW LANED SHOW HOMES FROM THE \$280s

EXCEL HOMES

BRING THE WHOLE FAMILY
 JOIN US FROM NOON - 5 PM FOR ACTIVITIES FOR THE KIDS!



PLUS!
 Join us for a **FREE TASTE** of the YYC Food Trucks!

SEE YOU THERE!

Copperfield
 Calgary's Best Loved Community

Copperfield.ca

GETTING HERE SOUTH ON DEERFOOT TRAIL, EAST ON MARQUIS OF LORNE TRAIL, LEFT ONTO 52ND STREET, RIGHT ONTO MCIVOR BLVD & FOLLOW THE SIGNS



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