

As Seen in
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By Cory Hare | Photos by Paul Horsley | CONDO PROFILE

Tuscan Village

European styling graces
condos from Greenboro





The most enticing thing about Tuscan Village on Edmonton's north side is something you may not notice right away, but it's a feature you'll appreciate once the mercury finds its mid-winter form.

It's not the Italian-flavoured design or the quaint walkways, although these are both standout traits. The most attractive feature for buyers is the lack of parked cars around the multi-faceted condo development. That's because the cars are all hidden underground in a toasty, secure parkade.

"The idea is you don't see garages and cars," explains Jeannette Dueck, area manager for Greenboro Homes. (There's still plenty of guest parking and lanes for emergency access, she says.)

The idea from the start was to design a European-styled complex that promotes walking and outdoor gathering while also taking into account Edmonton's car culture and winters.

All units come with two heated underground parking stalls located right outside a private entrance that connects to its basement area.

"The underground parking is huge for Edmonton. You drive right to your home," Dueck says.

European design is prevalent in various forms throughout the complex, with the most noticeable element being the white stucco



exteriors and red tiled roof (actually steel that looks like tile.)

Also, instead of facing a street or a lane, the townhomes face each other across a narrow, grassy corridor lined with street lamps. It's a walk-able, visually clean concept that's new to Edmonton.

"It has a feeling of its own little village inside the city," Dueck says.

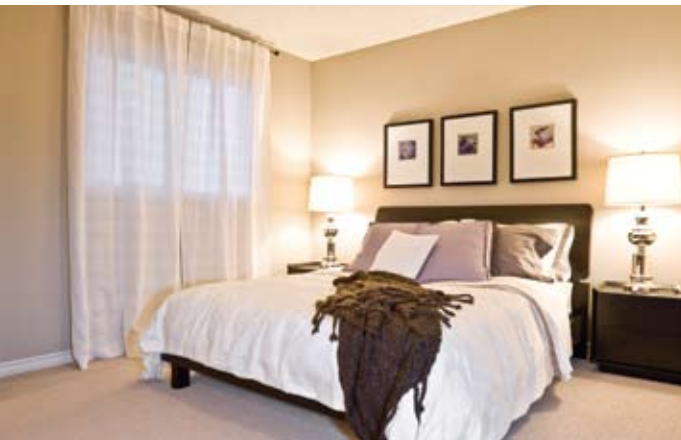
Besides the two-storey townhomes, the development offers three other types of homes: single-level apartments and carriage homes in single and two-level configurations.

The carriage homes are another European influence. They interweave bungalow and two-storey homes in a single three-storey complex. Many Edmontonians are unfamiliar with this design, Dueck says, but they are starting to catch on.

All the homes are spacious and bright, with plenty of natural light. Linoleum and berber carpet are the standard floor coverings, with hardwood or laminate available as upgrades. Homes come with stainless steel appliances and are available in four colour schemes.

The two-storey homes offer double master bedrooms rather than the standard three bedrooms. Each of these has a walk-in closet and ensuite bath, a layout that's convenient for guests, roommates or adult children, Dueck says.

The bungalow carriage home comes with a large basement room that can



be finished for an extra \$5,400. It would make a good media room, workshop or studio.

There are townhomes and apartment suites available for occupancy in the spring of 2009. Some of the carriage homes are available for immediate possession.

Townhomes come with a finished basement, putting them at 1,678 square-feet. They start in the mid \$300,000s. Bungalow-style carriage homes are 1,121 square-feet and start at \$285,000. Two-storey carriage homes are 1,312 square-feet (1,372 for an end unit) and start below \$300,000. Apartment-style condos start from the low \$200,000s.

“It has a feeling of its own little village inside the city.”

To date, the complex has found the widest appeal with young singles and couples. The bungalow-style carriage homes, however, have proven popular with seniors, Dueck says, because they're spacious without being unwieldy and offer a stair-free living area.

The development is pet friendly. Condo fees include heat and water and come in at \$180 for apartments and range from \$250 to \$290 for other units.

Located at 13825 155 Avenue, the complex is a short drive from 127 Street, which has a wealth of shopping and services, more of which is located just minutes away by vehicle on 137 Avenue. **CL**

