



A Detailed Description of Ultimate's 6th Showhome Project

July 3, 2018

Ultimate Homes & Renovations decided to expand its Showhome presence in Calgary by finding a Northwest home in the summer of 2017 which desperately needed an overhaul.

This would be its 6th Showhome overall, and first one in the north.

Here's an overview of everything accomplished during this massive renovation:

- Completely redesigned an original 1980's bungalow into a modern, open and functional home without adding on to the existing square footage
- Increased an abysmal streetscape view of the home by completely renovating the entire exterior of the home including a large front deck, new can-exel siding, fiberglass wood grain garage door and a covered deck in the back of the home
- Took advantage of a beautiful walkout lot by adding three large patio doors and multiple floor to ceiling windows along the entire back of the home using triple pane windows which also increased the energy efficiency of the home
- Doubled up all exterior studs going from 2x4 construction to 2x6 construction to allow for increased insulation of the exterior walls
- Added eight solar tubes throughout the home to bring in natural light including one extending into the basement bathroom
- Redesigned the entire main floor to include 1 bedroom, a Master Suite including an Ensuite with a Walk-in Closet, Main Bathroom, Kitchen/Great Room, Dining Room, and Laundry / Mudroom
- Increased the existing 8 foot height ceilings to an impressive height of 10 feet without replacing the existing trusses
- Redesigned a fully developed basement with three bedrooms, full bathroom to service all bedrooms, additional powder room, serving bar, fireplace and entertainment centre all integrated into the design
- Added a Calcana natural gas infrared patio heater hung from rear deck canopy making it a usable space for the majority of the year
- Constructed a spacious 400 sq.ft. wood patio on the front of the home to take advantage of morning sun

- Installed high quality engineered Hardwood flooring throughout the main floor and stairway and durable Luxury Vinyl Plank flooring in the basement flow seamlessly together
- Incorporated custom cabinetry throughout the home so every cabinet could be specifically designed to meet the homeowners needs
- Custom made every man door so the finished v-groove in the solid panel cabinetry doors is able to be replicated in the new solid 8 foot man doors
- Integration was really a non-issue because the entire home was partially or completely renovated
- Luxurious materials and finishing were used throughout the home to ensure consistency inside and outside of the home
- On both the main floor and basement, the private bedroom and bathrooms were separated from the public areas by having all access doors off hallways instead of off the main living and rec room areas.
- 12'-0" ceilings in the garage were installed to allow for a car lift which gives room for the possibility 4 cars in a double garage.
- The walk-in closet was designed with an easy access door from the walk-in closet to the hallway.

A main challenge of opening up the basement was the minimum amount of natural light and the amount of tele-posts in the basement which broke up the space. To alleviate this, large full-height windows and doors were used along the exterior to take advantage of the walkout and teleposts were removed to allow for a more open concept

The basement bathroom was designed so three or four different people could be using it at a time (one person in the water closet, one in the tub/shower, and one or two using the dual vanity).

In the end, the results were everything we hoped for and more... an award-winning Showhome in the beautiful community of Edgebyrne, showcasing the kind of stunning quality you deserve with your future renovation.



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