

RECREATION & INVESTMENT PROPERTIES

CONTACT: CLAIRE YOUNG 403-235-7460 C.YOUNG@CALGARYHERALD.COM

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The lake is visible through large windows in a homes at Sunset Acres.

Sunset Acres

Sunset Acres all about lake access

Saskatchewan resort area a hit with boaters and water lovers

JOSH SKAPIN
CALGARY HERALD

Access to a lake is a prize many home buyers look for in a development for either year-round living or a short-term escape.

This includes Lane Thomsen and his wife Sheila, who will bring a ready-to-move home to a lot next to a scenic stretch of water spanning more than 92 kilometres at a site northwest of Regina, Sask. The couple bought at Sunset Acres Resort, a project located along the northern shores of Last Mountain Lake.

"Both my wife and I had parents who had cottages," says Lane, adding years ago the couple decided, "either we're going to buy a waterfront cottage, move there and sell our house or we'd buy an acreage."

They're now on track for both. The Thomsons built what Lane calls their "dream home" at a Regina-area acreage.

But after their children moved out, the space was too much for two people. That's when they looked into options to downsize and found a fit at Sunset Acres. "Now we have the opportunity to fulfil our dreams from earlier on," adds Lane. "That's our goal — to go back to the lake."

The development is slated for 90 lots with a future phase set to add 40 more lots. Sales opened last fall and a show home at the property is expected to be ready to open later this month.

Prices on the lots start from \$94,900, before tax.

SEE SUNSET, PAGE G18



Sunset Acres
RESORT

Last Mountain Lake, as a result of its location, is rapidly becoming one of Saskatchewan's premier lake communities. Recharge on the water; swim, fish, ski, sail or go out on the boat and explore nearly 200 kilometres of shoreline looking for that secluded cove. You can take a long walk along the shoreline, enjoy some of the nearby recreational facilities or simply relax at your lakefront home and watch the beautiful sunsets.




www.sunsetacres.com



Sunset Acres Resort, located on the east shore of Last Mountain Lake, now has lakefront and marina lots available for sale. It is conveniently situated close to Regina, Moose Jaw and Saskatoon.

Lake Homes starting at \$289,900 + GST
 Waterfront Homes starting at \$359,900 + GST
 75' Waterfront Lots starting at \$89,900 + GST
 75' Marina Lots starting at \$92,900 + GST

Call 403.830.8562 for more information



Sunset Acres

Lakefront lots at Sunset Acres are 75 feet wide and measure about a half-acre in size. Lots are serviced with telephone, power and gas.

SUNSET: Marina lots part of resort plan

FROM G16

This includes lakefront lots, marina lots and water canal lots. "Every lot in the subdivision has access to the water feature," says Barry Bickford, president of Global Shelters Developments, developer of the project.

Lots come equipped with telephone service, power and natural gas. The development is located about an eight-hour drive from Calgary, making it ideal for week long get-aways, year-round.

Lakefront lots are 75 feet wide and measure about a half-acre (0.2 hectares) in size.

"The waterfront is a true waterfront," says Bickford. "You're not 50 feet above the water kind-of-thing." "The lakefront lots have a nice sandy beach available to them."

Thomsen calls lake lots a rarity. He and Sheila both enjoy fishing and camping, and think Sunset Acres has what they were looking for.

"It's like you're at the ocean," says Thomsen. "We were quite surprised and happy that there was an opportunity to buy a lot



Bryan Schlosser/For the Calgary Herald.

Lane Thomsen and his wife, Sheila, are taking their ready-to-move home to a lot at Sunset Acres at Last Mountain Lake.

like that."

With the marina lots, Bickford says the plan is for owners to be able to bring their boat right up to their lot.

"On the one side of the marina where the lake is, there's a sandbar that's going to be the general

beach area for everybody," says Bickford.

Marina lots and water canal lots are graded to allow for walk-out basements. Lot buyers can bring in the company they choose to build their home.

"We're working with three

ready-to-move home builders, and each has the opportunity to build the house the way you want it. Build to suit," Bickford says. Architectural controls are in place and posted on the development's website at sunsetacres.com.

There are 10-foot side yards on the lots. There will be at least 20 feet between you and the building next to you," says Bickford.

A building platform is on each lot, allowing lots to be back far enough from the lake and high enough to meet the province's one-in-500-year flood plain. The area is a magnet for tourism for a number of reasons, says Bickford.

"The lake is deep enough that you can easily go to north-to-south in a large sailboat if you wanted to," he adds.

There's also cross-country skiing, snowmobiling, snowshoeing and of course — fishing.

"I guess this lake is known to be one of the better lakes in Canada if you are looking for pike or walleye," says Bickford. "This is the place to go."

WHAT YOU NEED TO KNOW

PROJECT: Sunset Acres
AREA: Near Regina, Sask.
PRICES: Lots start from \$94,900, before tax.
INFORMATION: For more information, visit sunsetacres.com