



Bringing It Home

BY LEIGH PATTERSON PHOTOGRAPHY: MICHAEL ROBERTS

New luxury residence artfully blends traditional & modern in older neighbourhood

The clients came to interior designer Zoe Henry with a clear vision for what they wanted: a home that felt soft and airy, full of textures, and with plenty of visual interest. The living room is the perfect execution of that vision. A mostly white paint colour palette used throughout the main level keeps the overall tone fresh and modern, and medium-toned engineered hardwoods from The Floor Show contribute an element of warmth throughout. The fireplace mantel by Concrete Statement adds a crisp modern touch.

A quick glance at this River Heights home from the tree-lined street, and you might think it had been there for generations, alongside century-old residences. Look past the classic lines, however, and very modern details start to reveal themselves. That's the beauty of this 2,720-square-foot infill home completed by AspenGrove Developments earlier this year.

Achieving a balance between good design, aesthetics, functionality and fulfillment of the homeowners' dream would take a team of experts to bring this home to life...in nine short months.

The homeowners, a professional couple from Vancouver—one of whom was a former Winnipegger—had decided to relocate with their son to Winnipeg. After selecting AspenGrove Developments as their builder and the site of their future home from the company's inventory of available River Heights lots, they worked with Calgary design firm Scala Designs to create a conceptual design of the home. AspenGrove President Eric Laflamme and his team developed construction documents to meet the specifications. To complete the team, they enlisted the expertise of Winnipeg interior designer Zoe Henry.

"Our clients relied on us to take disparate parts and make one beautiful whole," says Laflamme. And so, they did. The exterior is just the start.

"Every neighbourhood has a dress code," says Laflamme, noting that this two-storey's black and white façade and Tudor-inspired gables are elegant and timeless, befitting its surroundings. Contemporary windows, maintenance-free stucco and a brick veneer-clad front archway meet today's standards.

Inside, Old World features like a defined foyer maintain the connection to tradition, as do the multiple vignettes that showcase light-filled spaces beyond.

A mostly white paint colour palette keeps the overall tone fresh and modern, and medium-toned engineered hardwoods from The Floor Show contribute an element of warmth throughout. Material selection and style decisions were key to creating the Zen-like atmosphere. Laflamme credits Zoe Henry for rising to the occasion.



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Vertical windows from Duxton Windows & Doors framed in black allow more natural light to filter in and reach the home's main and upper levels.

"As the interior designer, Zoe's creativity and attention to detail was critical to this project," says Laflamme.

"It was a great collaboration and it helped that I was working with a thoughtful design plan and clients with a clear vision for what they wanted: a home that felt soft and airy, was full of textures, and with plenty of visual interest," says Henry.

In the living room for example, the same brick veneer cladding used on the exterior entranceway was incorporated into the gas fireplace surround. Brass hardware sparkles on the lower cabinetry of the built-in bookshelves flanking the fireplace. Subtle touches perhaps, but that's the secret to sophisticated and consistent design.

In the kitchen, double shaker style doors on the cabinetry, particularly the taller vertical upper cabinets, help highlight the home's architectural language. Contemporary light fixtures from



Yarrow Sash & Door supplied this striking black door for the front entrance.



A large mudroom, with handy bench seating provides plenty of space to stash coats and footwear.



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Contemporary light fixtures from Robinson Lighting above the island and the use of mixed metals including stainless steel, gold and brass, provides a sophisticated contrast. The stunning quartz countertops and backsplash from ITAL-Stone were a late-breaking addition.

Robinson Lighting above the island and the use of mixed metals including stainless steel, gold and brass, provides a sophisticated contrast. The stunning quartz countertops were a late-breaking addition, says Henry. "This product came out after the design plans were first made, and we were able to incorporate it at the homeowners' request."

A butler's pantry adjacent to the kitchen is replete with more abundant cabinetry supplied by Kroeker Cabinets, and a convenient farmhouse sink.

The dining area with banquette seating is surrounded by windows to create a cheerful and relaxing spot for the family to dine.

Also on the main floor is a large mudroom, with handy bench seating and plenty of space to stash coats and footwear. The blue-grey cabinetry has small holes incorporated to help items "breathe" while in storage.



Abundant cabinetry supplied by Kroeker Cabinets offers convenient storage.



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A butler's pantry adjacent to the kitchen is replete with more abundant cabinetry supplied by Kroeker Cabinets, and a convenient farmhouse sink.



Tall archways leading to and from the butler's pantry have Old World charm and are a nod to the level of craftsmanship available in homes built by Aspen Grove Developments.

Heated ceramic tile flooring installed in a herringbone pattern deliver high style even in this utilitarian space.

Leading to the upstairs is a wide and sweeping staircase, which receives abundant natural light during the day thanks to the tall vertical windows from Duxton Windows & Doors. In the principal bedroom, the homeowners desired smaller sleeping quarters in favour of



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a glorious ensuite and huge walk-in closet system.

The ensuite features a large shower with glass surround supplied and installed by Fort Rouge Glass. A freestanding tub is an oasis all its own, flanked with windows and lit from above by a sparkling gold chandelier. A long vanity with two sinks and plenty of storage keeps clutter to a minimum. Heated floor tiles underfoot maintain the spa-like vibe.

Speaking of storage: there is plenty to be had in the floor-to-ceiling cabinetry found in the walk-in closet.

Down the hall from the principal bedroom is another bedroom for the homeowners' son. A built-in upholstered bench gives him a great space to perch and read. Designer Zoe Henry opted to go with a bolder approach for the son's bathroom, where green tiles line the tub and shower surround. Use of Schluter

There is tons of storage available in the floor-to-ceiling custom cabinetry found in the walk-in closet adjacent to the principal bedroom.



The homeowners desired a glorious ensuite, and they got it. A long vanity with two sinks and plenty of storage keeps clutter to a minimum. Heated floor tiles underfoot maintain the spa-like vibe.



A freestanding tub is an oasis all its own, flanked with windows from Duxton and lit from above by a sparkling gold chandelier from Robinson Lighting.



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The ensuite features a large shower with glass surround supplied and installed by Fort Rouge Glass. Note the herringbone tile, rain showerhead and convenient built-in shelf.

Profiles adds the finishing touch to tiled walls by concealing exposed tile edges and eliminating the need for caulking.

A fully finished lower level adds significantly more living space, offering a bedroom, bathroom, gym and living room area. The real showstopper is the sleek, all-black wet bar that spans one wall, making this space the ideal hub for entertaining.

There's still much to see behind the scenes. Bluetooth technology enables the homeowners to control

lighting, blinds, security and more with their cell phones.

And to ensure year-round comfort, AspenGrove Developments enlisted Southern Comfort Mechanical to install the HVAC and plumbing systems and Foametix spray foam insulation to create an airtight barrier that will save energy, block moisture, increase soundproofing and support a healthier indoor environment.

Taken as a whole, "it's a home where all of the spaces feel intimate, and right," says Henry.



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Laflamme agrees. “It took a Herculean effort by everyone - trades, clients, suppliers, our project manager, designers - to complete this build. After all, we want it to last another 100 years.”

According to the homeowners, Eric and Serafina, the project manager, were both excellent at keeping them informed and addressing any questions or concerns that they had. Zoe Henry was instrumental in helping them with the interior design and selections.

“Our house was built much faster than we expected,” say the homeowners. “From breaking ground to move-in date, it was about nine months and we were expecting it to take at least 12 months. We attribute the speed of the build to Eric and Sera’s detailed project planning and preparation. We were also heavily involved in the design and build process and appreciated that Aspen worked with us throughout construction. We had regularly scheduled weekly calls/meetings. This all helped us to stay organized and on schedule.”

“We love the house and our vision of English Tudor style is exactly what we hoped for. We wanted to be slightly modern but also still blend in with the community.”



A built-in upholstered bench in the upstairs bedroom is a great space to perch and read.

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Designer Zoe Henry went with a bolder approach for the son’s bathroom, where green tiles line the tub and shower surround, which was glassed in by Fort Rouge Glass. Use of Schluter Profiles adds the finishing touch to tiled walls by concealing exposed tile edges.



Abundant cabinetry supplied by Kroeker Cabinets offers convenient storage.



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STYLEFILE

- Builder** - AspenGrove Developments
- Interior design** - Zoe Henry Design
- Lighting products** - Robinson Lighting
- Flooring** - The Floor Show
- Interior glazing** - Fort Rouge Glass
- Cabinetry, millwork & closet systems** - Kroeker Cabinets Ltd.
- Countertops** - Ital-Stone Design
- Fireplace mantel** - Concrete Statement
- Windows & doors** - Duxton Windows & Doors
- Front entrance door** - Yarrow Sash & Door
- Sprayfoam insulation** - Foametix
- Plumbing & HVAC** - Southern Comfort Mechanical
- Plumbing fixtures (kitchen & bath)** - Robinson Bath
- Tile** - J & R Tile
- Interior doors & trim** - McMunn & Yates
- Staircases & railings** - Treads by Design
- Finishing carpentry** - Decibel Carpentry
- Electrical** - Direct Connect Electric
- Home automation** - 204 Installs & Design
- Appliances** - Stalwart Appliances
- Window treatments & blinds** - Dea Design
- Select building materials** - Matix Lumber
- Select building materials** - Olympic Building Materials
- Fireplace inserts** - Alsip's Building Products & Service
- Painting** - ASAP Painting & Decorating
- Plaster** - Prairie Plaster
- Drywall** - D. Reimer Drywall Inc.
- Mudding & taping** - Roc Wind
- Masonry** - JEK Brick & Tile
- Stucco** - Eco Exteriors
- Roofing** - Lansard Bros. Roofing
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About the builder

"I've wanted to build homes since I was 13 years old," says AspenGrove Developments' President and Chief Creative Director, Eric Laflamme. He's been following this early ambition ever since.

Formally educated in architecture, Laflamme has been driven to provide the best possible construction experience: one that understands client wishes and expectations and responds with custom home and interior plans that fit every nuance of their lifestyle and vision.

"We've focused on client-centric, design-build, project management delivery since we started building and renovating homes in Calgary over two decades ago," says Laflamme. Those Alberta projects would eventually plant the seeds that would grow to be AspenGrove Developments here in Winnipeg.

After receiving several home and cottage design requests from friends, Laflamme realized it was time to leave corporate work to start his own business. In 2017, Laflamme established his luxury home building company and has since established a stellar word-of-mouth reputation as a full-service vertically integrated custom home building firm.

"We excel at building affordable luxury," says Laflamme. "Our clients love our daily communication, accurate schedules and transparency about our costs; our clients get the most value-added benefits for every dollar they spend."

Laflamme leads a small but mighty, talented and credible team entrusted with building about a dozen houses a year,



mostly in established Winnipeg neighbourhoods. Their emphasis is on quality and client relationships over quantity.

AspenGrove Developments offers full design, interior design, construction and project management, post-construction home warranty client care, and real estate services—so clients can expect an exceptional level of service throughout the entire process.

For Laflamme, the realization of a boyhood dream has culminated in creating and building dream homes for many happy clients.

"I haven't looked back. I've been blessed to have met the most caring, considerate clients ever. At the end of the day, it's all about helping them realize their own dreams."



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