

A NEW START

BY TRILBY HENDERSON

PHOTOS BY SHAWN FULTON

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- Tanya Romaniuk

THE ROMANIUK FAMILY

When Tony and Tanya Romaniuk first broached the idea of building a new custom home, they had three goals in mind: to create a home that would meet the needs of their young family now and in the future, to develop a space where they could comfortably welcome family and friends, and to find a location where they could get to know their neighbours and truly become a part of a thriving, young rural community.

"We were looking for a layout that really allowed us to enjoy having company, and more than one family over at a time," said Tanya.

"We definitely wanted a home that our kids could grow up in," she said. "We really want it to be that house on the block where the kids spend a lot of time. Hopefully we've achieved that."

The Romaniuks chose one of the last walkout lots in the Emerald Creek subdivision and began working with Emerald Park Homes to make their new home a reality. With Emerald Park Homes' expertise and experience, and the Romaniuk's own ideas and the extensive research they had done online, browsing through magazines and visiting show homes in the different areas they visited, they are now living in a home they absolutely love, in a community where they have been welcomed.

The Romaniuks were surprised when they were invited to attend their local block party before they had even moved in to their new home, a preview of the friendly and inclusive community they were about to join. Tanya said this year's party was even bigger and better. "The sense of community just within our own block has been really great," she said.

The Personal Touches

The Romaniuk's walkout bungalow features an open-concept main living area, three-car garage, and abundant outdoor living space on the top and bottom deck. The lower deck is screened in for privacy and wind reduction, providing the perfect area for the family to enjoy the fresh air.







Hardwood floors extend throughout the main floor living area, connecting the kitchen to the large living room. The Humidifall water feature controls humidity and removes allergens and pollutants.





It's location on a large, south-backing lot in the Emerald Creek subdivision maximises the amount of natural light available through the expanse of windows along the home's south side and provides excellent, unobstructed views of the vast prairie sky and vibrant sunsets from both the rear upper and lower level outdoor living areas.

"A lot of people have walked in and said, ' It just feels really homey, but really modern at the same time'," said Tanya. "That's what we were going for."

The walk-through front closet to the right of the main entrance houses plenty of storage space, including a built-in vacuum cabinet, cell phone charging stations, and bench-style lockers.

The kitchen boasts granite countertops, an eye-catching black glass backsplash, and a large centre island. The Indy Brown kitchen cabinets were designed and built by Cougar Custom Cabinets, a Regina company that offers its clients the advantage of seeing their design in 3D so that they can get a true feel of how the layout will work before they start construction.

Among the many unique features of the kitchen cabinets, Ken Kraushaar, owner of Cougar Custom Cabinets, designed steel-mesh baskets that sit below the countertop, keeping fruits and vegetables easily accessible and fresh, but out-of-site.

Tony's favourite area of the house is the walkout basement complete with a wet bar, appliances, shelving with LED lighting, disco ball lighting, and superior audio and video features including a projection TV. Tanya said he spent a lot of time thinking about what he wanted and has really perfected this space. An exercise room, two additional bedrooms and a washroom are also located on the lower level.

*Oxford Leather stucco with Key West Broken Top stack-stone.
Stampcrete driveway custom designed by Bear Concrete.*



Square-cut maple railing - glass inserts provided by Glacier Glass.



One of Tanya's favourite areas in the home is the kitchen pantry. For this space, the couple forwent the traditional idea of what a pantry should be – an enclosed area to hide the staples of everyday life – and, instead, opted to create an inviting nook with lots of open shelving, a desk, and a large window. Tanya said she even loves her now well-organized junk drawers.

There are three bedrooms on the main floor, including a large master bedroom with walk-in closet and ensuite. One of Tanya's favourite features of the master suite is the built-in niche, complete with LED lighting and perfectly designed to display cherished family photos.

When Tony and Tanya first met with Garry Sawchyn of Emerald Park Homes, their first impression was that this was a reputable, family-run company who truly understood their needs. Looking back on their home-building experience, and the support they received from Garry every step of the way, it's clear their initial impression hit the nail on the head.



One of the things that stands out most for Tony and Tanya is the fact that they were able to contact Garry at any time, and were made to feel comfortable doing so. "He answered his phone every time we called him," said Tanya. Watching Garry treat his other clients with the same consideration and respect impressed the couple even further. "I have seen him when other people have phoned and he does the exact same thing for everybody," she continued. "He's really good that way."

The Romaniuks also appreciated the flexibility Emerald Park Homes' brought to the process by working with the couple to accommodate their ideas while keeping the big picture, and the budget, in perspective. "They were really willing to work with us and keep it in budget but, yet, allow us to change things throughout. That was really nice," said Tanya.

Tony and Tanya took the time to envision how each feature of their home would complement their day-to-day lives and fit with their focus on family, friends and community. With Emerald Park Home's guidance and ability to transform their ideas into a physical reality, the Romaniuks are not only enjoying their new home, but they have enjoyed working with everyone at Emerald Park Homes during the build. FHR



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