



# WELCOME TO BLUE BIRD ESTATES

## A PRIVATE TROUT LAKE & WATERFRONT LIVING OPPORTUNITY IN Millet, Alberta.

### 30 minutes South of Edmonton, Alberta,

professionally designed to ensure easy access, privacy and relaxation enjoying an abundance of songbirds and wildlife as well as many planted Alberta species.

Year round resort--spring fed, fishing, skating, hiking, pedal boats, canoeing, pedal boats and paddle boarding, bird and wildlife watching around 2 ACRE Professionally designed and constructed LAKE, 2-11m deep on 7.82 ACRE LOT backing on to 10.8 acres of Environmental Reserve Wetlands, 25 minutes south of Edmonton on 2A. Completely balanced ecosystem.

Architect designed log home containing hi-speed broadband and quality features, 4 bedrooms, 2 main bathrooms, library, great room and large fire place with oversize attached double garage, shop, 2.5 km of walking and riding trails.

Weed control is by 50 grass carp to 15kg. Re-stocked every 3-4 years with 800-1000 fingerlings of rainbow, cut throat and brook trout. 1st planting in 2003. Largest fish



landed is 6.5kg. Predators are you, eagle osprey and blue heron. Commercial 5-Yr Fish Culture Licence good to 2024.



Numerous birdhouses for songbirds including 30+ pairs of cliff and tree swallows which control the mosquito population allowing outdoor dining on waterfront dock and large decks of house.



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Main Floor	1149.50	1149.50
GLA2	Second Floor	1036.00	1036.00
BSMT	Basement	1149.50	1149.50
GAR	Garage	629.00	629.00
P/P	Wood Deck	1479.00	
	Balcony	162.50	1641.50

**1 Preamble** When I designed the Bluebird Estates Subdivision I purposely created one lot that had maximum wetlands that were connected via perched water tables to the green area to the north and is now a Municipal Reserve. Lot 3 of Block 2 also contained the necessary clay to create the roads and provide the basis of what we call "Bluebird Lake" and had the potential to have a lake that could never become dry.

We wanted to build a Resort and created a sheltered private reserve, not easily visible from the road containing a microcosm of a balanced aquatic ecosystem in which wild life and fish thrive nested against a natural wetland (Municipal Reserve) that acts as a rearing area for a huge variety of song birds and water fowl. We introduced bird houses which captured both cliff and barn swallows which eat their body weight in insects each week and thus mosquito control was established. Thus most of our summer living and eating is done outside on decks and on the dock which hangs over the water.

**2 Log House** The house was designed for Energy Efficiency

- Constructed of 150 year old white spruce *Picea glauca* with a high thermal mass which allows sunlight to heat the logs in winter time and release it into the house in the evening. During summer the coolness of the inside restricts the logs transferring heat.
- The log house basement was raised 1m above the ground by creation of a compacted pad thus protecting the house from all surface flooding, in addition the main entrance was raised 3.5 meters allowing for a daylight basement and a driveway that allowed quick drainage of all surface water.
- Heat pipes were laid and a concrete floor poured connecting with the footings. Logs were placed onto basement walls of 20cm thick block Styrofoam encased with water proofing, R factor 38 and engineered with steel studs at 40cm in order to hold the weight of the logs.
- The logs (R factor of 26) are joined with what is termed Norwegian Saddle notch 9 feet tall and chinked with a complete set of architectural plans are available.
- Interior walls are have a clear stain and are nine feet tall.
- Heating is via natural gas fired boiler with floor pipes on all levels of the house with individual controls for each floor.
- The metal windows and doors were made in Germany, open in several directions, 3 pane, gas filled, non fogging E glass with an R factor of 7.6.
- Roof has 15 inch rigid foam blocks with vapor barrier, and metal tiles with tongue and groove 2 x 6" boards and an R factor of 50-55.
- Shingles are metal tiles guaranteed for the life of the house.

- Black granite was selected for counters, fire place and a 2x 2m work island that weighs 650kg.
- A solar well in the front entrance and a double walled skylight in the en suite bathroom allow natural light to enter.

**3 Lake** The Lake is designed by a Professional Geologist Registered in Alberta. The ultimate water surface is 8,800 sq m containing some 48,000 cu meter of water or 11 million Imperial gallons. One hundred and eight thousand cubic meters were excavated and moved several times by excavators and a 30t dump truck to create the hills and berms on the lot. The hills are placed to channel the prevailing winds away from the lake and the house so that the area remains quiet during most wind storms.

- The sides of the lake are essentially sand, stabilized with erosion control mats to about 2.5m in depth overlying silty clay deposited by Glacial Lake Edmonton about 9000 years ago. Stone arrowheads found along the surface sand attest to the fact that Native Americans camped here several thousands of years ago.
- The lake varies from 11m to 2m deep, but is variable along its length. Contained within the lake are 3 islands to provide protected nesting sites for water fowl such as ducks and geese from coyotes and foxes. Residents to the lake are 2 muskrat families with 3 or 4 homes within the bank. The lake is a magnet for wildlife as it offers protection from the elements, man and nature.
- Commercial Recreational 5 Year Fish Culture good to March 31, 2024 and is registered to the lake.
- The lake is restocked each 3-4 years from a hatchery [ackenberrytroutfarms.com](http://ackenberrytroutfarms.com) near Rolly View, Alberta. There are rainbow, brook, triploids and about 60 grass carp for weed control weighing up to 15kg. Largest rainbow caught on a fly is 6.5kg.
- Fresh water shrimp and 6 other species of aquatic animals including snails, leaches, and worms from other Alberta waters were captured and now sustain the lake and food for the fish

#### **4 Lake Maintenance**

A product called *Pond Pro All Natural Clarifier* contains some of the bacteria needed to control the growth of some submerged algae and increases clarity and cleanliness to the pond. This product comes in 50gm biodegradable pack and the lake is treated in Spring and Autumn. The lake system is balanced and minimum maintenance is needed to keep it healthy. I check the amount of dissolved oxygen every 3 years in February and receive numbers of 96 to 97% which is excellent.

- An electric air compressor runs 24/7 supplying additional air for the fish and is housed in a compressor shack.

**5 Bridge to Nowhere** Just west of the shop are two bridge abutments that have been professionally designed to take 7t of weight. The reason for the bridge is that there is a potential business that could be developed in producing a sterilized organic top soil that has all of the minerals needed for vigorous plant growth. No fertilizers or pesticides has even been used on this soil and it is virgin. The top soil when sterilized could be augmented with mushroom bacteria and the material packaged in 10kg bags and sold to industry. The bridge was designed to allow movement into the shop where a processing plant could be constructed and products produced. There are a potential 5.2 million bags of dirt that could be produced from 60% of the large hill. Initial marketing in 2012 shows that the large box stores would be interested in a local Organic soil and would pay \$1 per bag for raw soil and double for sterilized soil.

**6 Hills, Shrubs, Trees, Wild Flowers and Grasses and Maintenance** The hills are composed of black dirt topsoil from construction of the roads in Bluebird Estates plus sand, silts and clays from material below the topsoil and from construction of the lake.

- Underground irrigation is supplied to all of the planted trees east of the Lake. The large Colorado blue spruce are interspersed with some Black and White Spruce from Big Stone Creek, along with maples and birch. Near the shop and house and across the lake are larch trees (tamaracks) or evergreens which lose their needles each winter. The needles change a beautiful yellow to orange in fall. Elsewhere we have lilac (blue and pink) caragana, 4 different species of willows (red, silver, hoary and pussy), pine, poplar (both aspen and balsam), 3 Courtland apple trees which really produced hundreds of apples in 2018, a pear tree, two Schreiber choke cherry trees, a May tree, 3 flowering crab apple trees, blueberry, currant, gooseberry, many wild? raspberry bushes basically I removed from the forest any wild berry bush I could find and transplanted them including the Alberta rose which grows in profusion near the front steps.
- All of the 20t of large rocks are fitted to the landscape.
- Planted wildflower mix seeds of 22 species of Alberta wild flowers scattered all over the hills and include sunflowers, flax, etc. Grasses are mainly orchard, timothy, fescue, crested wheat grass, brome, rye, *Agropyron sp* or quack, foxtail and last but not least Reed Canary Grass which loves wetlands and grows 2m tall. I brought sedges, horsetail or equisetum and *Juncus* from surrounding sloughs and wetlands and planted them on the banks of the lake along with several species of water lilies. The Cattails are natural arrived by the muskrat family. There are also several species of Lupines,, wild strawberries, buffalo bean, pussy toes and dandelion. I have been trying to practice weed control of thistle by planting other species such as goldenrod.

**7 Electrical Supply** The wiring is all underground from the Chickadee road with two 100amp systems for the property. One supplies the house and garage and the other the shop. There is both 110 and 220v plug ins in the shop. An outside light sensitive yard light is present controlled by a switch near the man door. There is also a 00 gauge electrical wire which is buried about 1m and goes from the SW corner of the house along the lake side of the road to supply power to the compressor and irrigation pump

**8 Accent Yard Lighting** Installed around the yard are 2 zones of halogen low voltage accent lighting which lights up the trees and log house.

**9 Potable Water Supply and Use** There are two wells on the property, one for potable water and the other for emergency water to the pond in case of drought. The potable water well produces 45 liters per minute extracted from 29m below the surface.

- Water enters the house into a small pressure tank and then processed through an Industrial "Blue Filter" which removes any particulate matter. The water then moves to a 450 liter or 100gallon tank which contains a 10Hp pump for increased pressure to the household.
- At the well head a commercial chlorination system is installed on top of the well.
- The basement shower has 3/4" supply lines and along with the pressure pump provides a spa experience. The rest of the house is supplied with normal 1/2" plastic lines which can all be seen on the wall behind the pressure tank. The upper shower has very good flow rate because of the pressure pump.
- Potable water for coffee or tea is sent via a separate line to a "Reverse Osmosis System" which can be seen on the east wall of the Utility Room in the Basement.

**10 Water system for Irrigation** Water for the outdoor plants and trees is supplied by an underground irrigation system with a variety of sprinkler heads and drips for deck plants with all water taken from the lake. In the coverall shop is a complete line of spare parts and sprinklers. For example this last year we had 28 deck pots with drip systems plus the normal garden sprayers.

**11 Dock system, Lake and Furniture** The dock has electricity, water and gas. All weather outdoor Furniture is installed in Spring time and removed in September and stored in the shop. A Pedal boat is stored in the steel container at the rear of the property. There is an old 5m fiberglass motor boat with oars and a 6 hp mercury motor.

**12 Acreage maintenance** The acreage is maintained by use of a 2007 diesel powered 5600 Tool cat (Bobcat) with low hours (~2250) equipped with turf tires. The ancillary attachments to the Tool cat are dirt and snow bucket, 72" grass mower and forks. A two axel trailer capable of moving the Bobcat to Edmonton or Camrose for

servicing is present as is a 1999 Ford 150 truck and a gas powered golf cart. The shop has a variety of tools necessary to maintain the acreage with ease including air compressor, large variety of electrical hand tools, table saw, planar, chain saw, small electrical cultivator, 2" electrical submersible for washing the house or driveway and 100m of lay down with camlock fittings, several small and large ladders, a 500l diesel tidy tank on concrete blocks outside, spare parts for solar powered fish feeders, a 40 foot steel container with workbench and shelves within an 80' x 32' coverall shop, 10 x 14 overhead door plus 2 steel man doors with smooth concrete floor, numerous work benches, SAE and Metric tool sets including large wrenches and sockets, chains, ropes, pipes, wood, rebar, electrical parts, lubricants, fertilizers, electrical herbicides sprayer, fire extinguishers, chain saw, smoker, lawn mower, weed cutters, trimmer, hand tools etc.

**13 Log House things not obvious** There is a 1.5cu foot hidden safe in the garage, hi speed web camera on the SW corner of the house outside and hi-speed broadband supplied by an East Link server system that is 12x faster than radio or satellite internet services as it comes into the house via a fibre optic cable.

***TO ORGANIZE A SHOWING OF THIS BEAUTIFUL ACREAGE & UNIQUE OPPORTUNITY, please contact Ruth Alexander, Coldwell Banker Mountain Central, at 403-969-0109.***

[www.RuthAlexanderHomes.com](http://www.RuthAlexanderHomes.com) & [www.Albertaluxurycabin.com](http://www.Albertaluxurycabin.com)