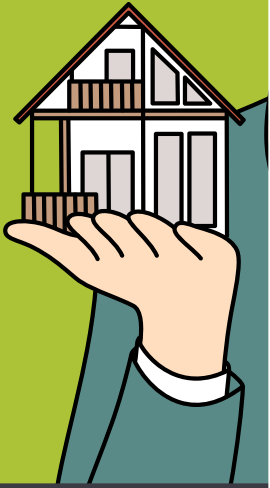




BILD®
EDMONTON
METRO

FOUNDATIONS OF DESIGN & SALES



DIRT TO DOOR

The Dirt to Door Series offers a unique, behind-the-scenes look at what it takes to build thriving communities from the ground up. Through guided tours and expert-led discussions, participants explore various places across our region learning how community builders create identity, supporting business retention, and designing vibrant, people centered places.

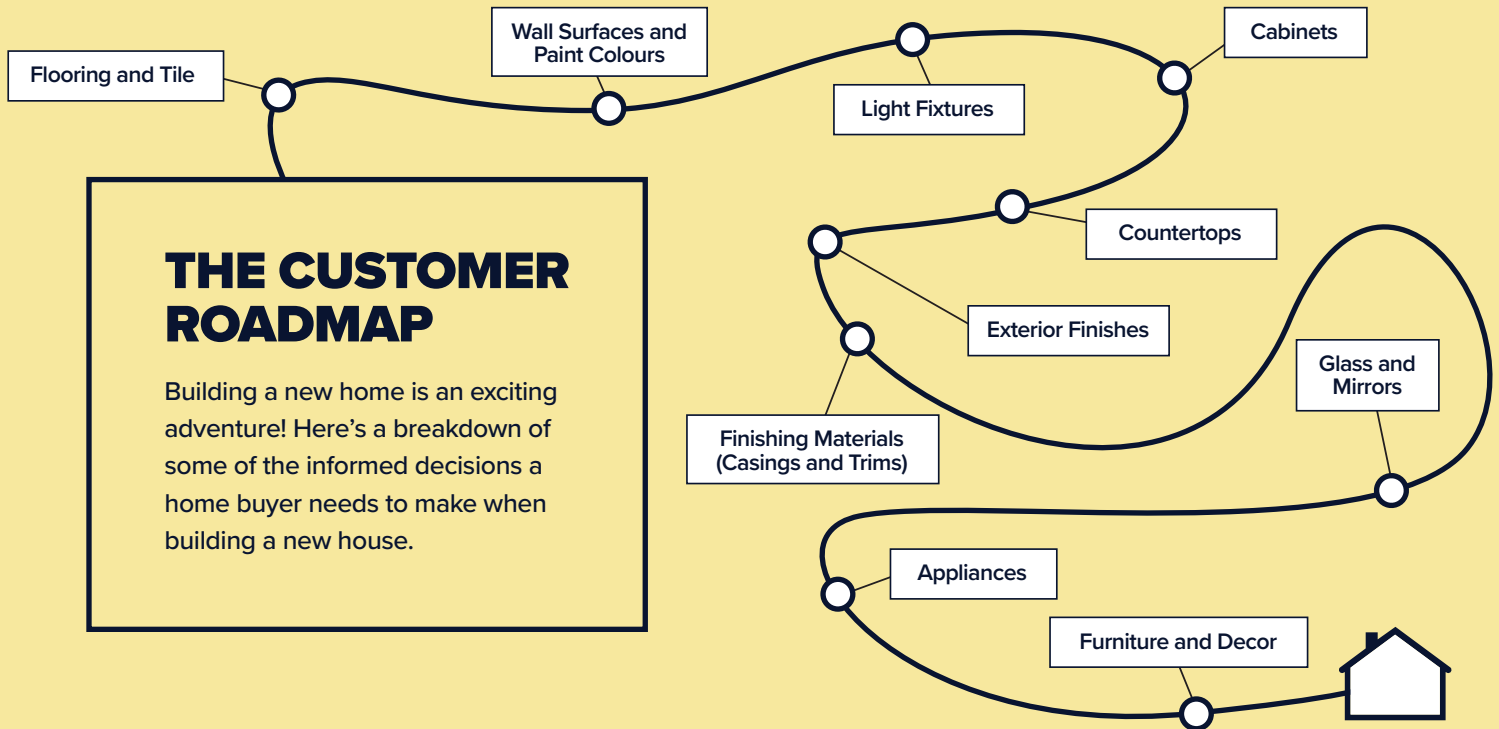


BILD Edmonton Metro, or Building Industry and Land Development Edmonton Metro, is the voice and expert resource of the real estate development industry. Our more than 500+ member companies are from all corners of the industry – real estate developers, home builders, renovators, financial and professional service organizations, trade contractors, and manufacturers and suppliers of all types of commercial and home-oriented products.

KITCHEN & BATH

As you move through the exciting process of building your home, one of the most creative stages is selecting your kitchen and bathroom design elements. This phase is all about bringing your vision to life with thoughtful choices that balance style, function, and durability.

In the kitchen, homeowners must choose cabinetry, exploring materials, finishes like matte, gloss, or natural wood grain, and hardware styles that complement their overall aesthetic.

Countertops are selected from options like quartz, granite, or engineered stone, chosen for their resilience and timeless look. The backsplash becomes an opportunity to add character, with tile, stone, or slab materials offering both style and easy maintenance.

Appliance selection is a crucial stage where placement influences both functionality and the overall design flow. Lighting choices also play a significant role in shaping the space. From under-cabinet task lighting to statement pendant fixtures and layered ambient lighting, each element contributes to defining the kitchen's atmosphere and enhancing its usability.

In the bathroom, the journey begins with choosing the vanity, and what functions the unit is best trying to accomplish. Countertops and sinks come next, where homeowners decide between undermount or vessel sinks, paired with durable, water-resistant surfaces. Thoughtfully selected fixtures such as faucets, showerheads, and tub styles can elevate both form and function.

Tile selections span from flooring to shower walls and decorative niches, allowing for cohesive or statement designs. The experience is completed with lighting and mirror selections, including vanity sconces and backlit mirrors, layered for both practicality and ambiance.



SURFACES

As you journey through the home design process, selecting the right flooring and wall finishes is key to creating spaces that feel cohesive. Each material brings unique qualities and helps define the feel of your home.

Hardwood and engineered wood offer a warm, timeless aesthetic that adds long-term value and natural beauty to any space. Whether you prefer rich tones or light, airy finishes, wood flooring works beautifully across open-concept areas, creating a seamless flow throughout living and dining zones.

Luxury Vinyl Plank (LVP) is a popular choice for busy households, known for being durable, water-resistant, and family-friendly. It mimics the look of real wood while offering greater resilience in high-traffic or moisture-prone areas.

Carpet brings a sense of coziness and quiet, making it especially suitable for bedrooms, home offices, and basements. Its soft texture underfoot and sound-absorbing qualities enhance both comfort and acoustics in more private or relaxed zones of the home.

Tiles add functionality and flair in key areas:

- Porcelain or ceramic tiles are a go-to for bathrooms, kitchens, and mudrooms, where water-resistance and easy maintenance are essential.
- Statement tiles can be used to highlight spaces while adding personality and visual interest.

Wall colours complete your design palette and help tie every surface together:

- Neutral tones enhance light and create visual continuity between rooms.
- Accent walls introduce depth and character and are perfect for highlighting architectural features or defining specific zones.
- When selecting paint, it's important to consider undertones (warm vs. cool) and how they interact with your other selections and fixtures.

PRO TIP

Always test paints in both natural and artificial light to see how colours shift throughout the day before making your final decision.

HOME ACCENTS

Once the structural elements of your home are in place, it's time to focus on the finishing touches that bring each room to life. These selections are where style meets functionality, turning a well-built house into a beautifully lived-in home.

Lighting is one of the most powerful design elements in the home. Planning your lighting early ensures your home is wired for your unique vision. Whether you're incorporating a statement chandelier, recessed pot lights, or art-enhancing sconces, getting the wiring right before the lock-up stage is essential. Once drywall is in place, your pre-selected fixtures can be seamlessly installed, resulting in a home that feels balanced, functional, and beautifully lit.

A well-thought-out lighting plan incorporates three layers to create both practical illumination and atmospheric depth:

- Ambient lighting: The overall glow of the room. Delivered through chandeliers, flush mounts, or recessed ceiling lights set the tone for each space.
- Task lighting: Purposeful and direct, task lighting supports activities like cooking, reading, or working.
- Accent lighting: Decorative and mood-setting, accent lights draw attention to architectural features or artwork.

The difference is in the details:

- Dimmers allow for flexible ambiance throughout the day.
- Smart controls and sensors bring convenience and efficiency, especially in closets, hallways, or pantries.
- Statement fixtures double as art and add personality to a space.

As you envision your finished home, consider how your furniture, mirrors, artwork, and accessories will fit into the space. Whether you're bringing cherished existing pieces, investing in new furniture, or planning a blend of both, space planning is key.

Start early by measuring your larger pieces to ensure your floor plan can accommodate them comfortably. Think about traffic flow, wall space for mirrors or artwork, and how furniture groupings will support everyday living.

When selecting new pieces:

- Begin with the essentials: sofas, dining tables, and bedroom sets.
- Then layer in accents: rugs, side tables, lamps, and decorative accessories that enhance your home's overall aesthetic.

The goal is to create rooms that feel intentional and welcoming, without overcrowding the carefully designed layout. With the right planning and selection, your furniture and décor will not only fill the space but bring it to life.

DIGITAL TOOLS FOR DESIGN INSPIRATION

Designing your home is about more than just materials and finishes, it's about creating a space that reflects your personal style and supports your everyday life. Fortunately, today's digital tools make it easier than ever to explore ideas, define your aesthetics, and communicate your vision clearly throughout the building process.

Today, technologies can assist with countless tasks that can assist with design selection and inspiration. From Pinterest, Canva, Houzz, and all forms of social media, creativity is at your fingertips and can help bridge the gap between vision and execution.

AI is quickly becoming an invaluable tool in the design world, helping you move from inspiration to implementation with more confidence and clarity.

With AI tools, you can:

- Generate personalized style guides (e.g., “coastal modern with natural textures and brushed gold finishes”).
- Get colour palette suggestions based on your flooring or cabinetry.
- Create realistic mock-ups using your sketches or uploaded room photos.
- Analyze your Pinterest board for consistent themes and elements.
- Test combinations in real-time to ensure visual cohesion across rooms.

PRO TIP

Use AI to safely explore bold ideas like patterned floor tiles or rich cabinet colours before committing. It's a cost-effective way to experiment creatively.

DESIGN TRENDS

The way we design and live in our homes is always evolving. In Alberta, especially in cities like Edmonton, homeowners are embracing a new kind of home: one that's as functional as it is beautiful, as cozy as it is modern. Here's a look at the top trends influencing new builds and renovations across Alberta.

Warm Minimalism: Simplicity with Soul

Minimalist design is shifting from stark and sterile to soft and soothing. Think neutral palettes layered with tones of beige, taupe, sand, and creamy whites, paired with organic textures like linen, wool, and rattan.

Earth-Inspired Design: Nature Indoors

Natural materials and palettes are at the core of this growing movement. Clay tones, terracotta tiles, limewash walls, stone countertops, and exposed wood celebrate the raw beauty of the outdoors.

Statement Ceilings & Lighting: The Fifth Wall Returns

Ceilings are no longer an afterthought. Homeowners are using the “fifth wall” to add impact— with painted finishes, wood paneling, coffered details, and bold wallpaper. Pair this with oversized chandeliers or sculptural pendants, and the ceiling becomes a true focal point.

Spa-Like Bathrooms: Wellness at Home

Bathrooms are transforming into personal sanctuaries. Think of walk-in wet rooms, freestanding tubs, natural stone finishes, and integrated lighting that promotes calmness. Add features like heated floors, steam showers, or built-in aromatherapy to create a spa-like experience that supports daily wellness and relaxation year-round.

Curves & Soft Edges: A Gentle Shift

Architecture and furniture are softening with arched doorways, curved kitchen islands, rounded furniture, and sculptural décor. These elements add flow, warmth, and a touch of playfulness to the clean-lined modern home. It's a subtle way to introduce comfort and approachability into sleek spaces.



FIELD NOTES
