

A photograph of a man and a woman sitting on a kitchen island, smiling and talking. The man is holding a cup. The background shows a modern kitchen with white cabinets and a window with a view of a tree.

# ARCOLA

*at* SPRINGWILLOW

INFORMATION PACKAGE







TRUMAN





ARCOLA  
*at* SPRINGWILLOW



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# ARCOLA

at **SPRINGWILLOW**

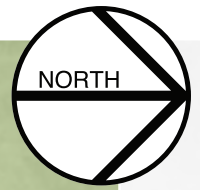
Located in one of the most desirable Southwest estate communities and just minutes away from the Aspen Landing Shopping centre, Calgary Transit and LRT, world class schools, parks, and pathways – this location can't be beat. The Arcola Townhomes are masterfully completed volumes of space that are paired with the best in fit and finishes, providing an unparalleled refined living experience. Featuring open and airy layouts with nine foot ceilings on the main floor these homes are perfectly proportioned spaces making them well suited for entertaining friends or sharing precious moments with your family.

Ranging in size from  $\pm 1,491$  to  $\pm 2,164\text{ft}^2$  with 3 distinct floor plans, choose from 2–3 bedroom front drive townhomes with optional basement development that includes additional bedroom, OR rear drive townhomes with space for either triple car garage or additional bedroom/den. The townhomes are energy efficient and embody a fresh outlook on timeless design coupled with maintenance free exteriors.





# SPRINGWILLOW



TH  
Floor Plan Type

#  
Unit #

BLDG.  
Building #

R T B  
Exterior Colour



THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING. ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. E. & O. E.



# ELEVATIONS



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# THI

±2,164 – ±2,224 SQ. FT.

2-4 Bed 3.5 Bath



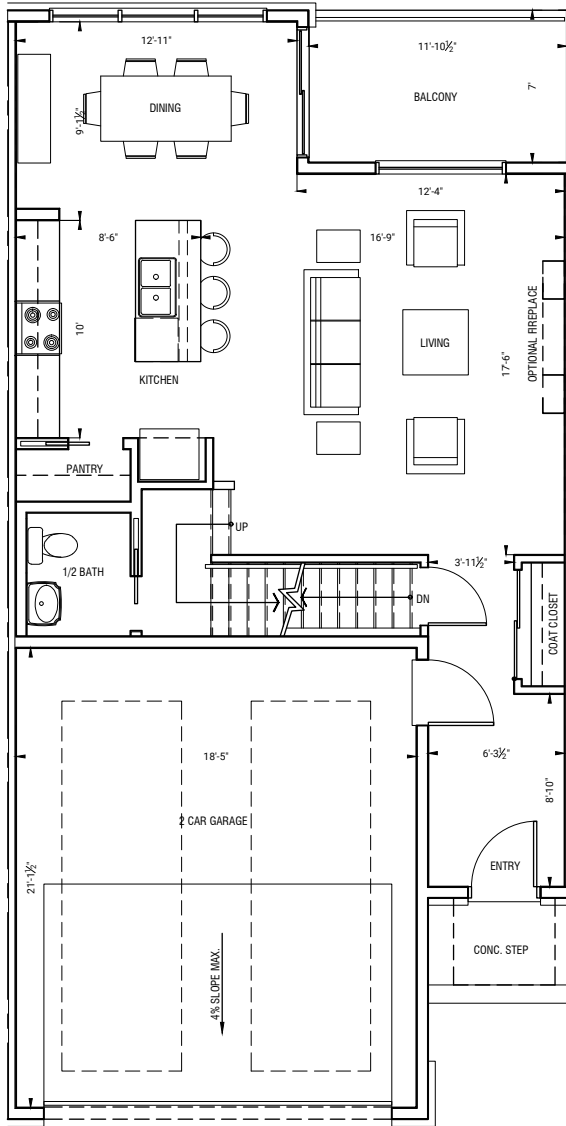


# TOWNHOME I

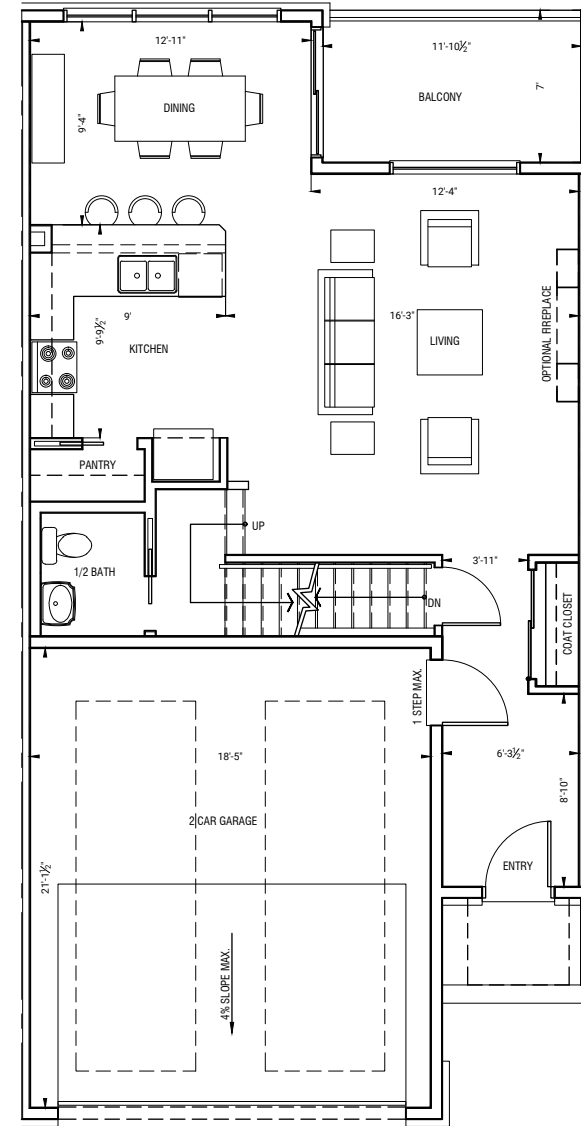


SPRINGWILLOW

MAIN FLOOR ±705 SQ. FT.



**MAIN FLOOR OPTION 1**  
GALLEY KITCHEN



**MAIN FLOOR OPTION 2**  
L-SHAPE KITCHEN

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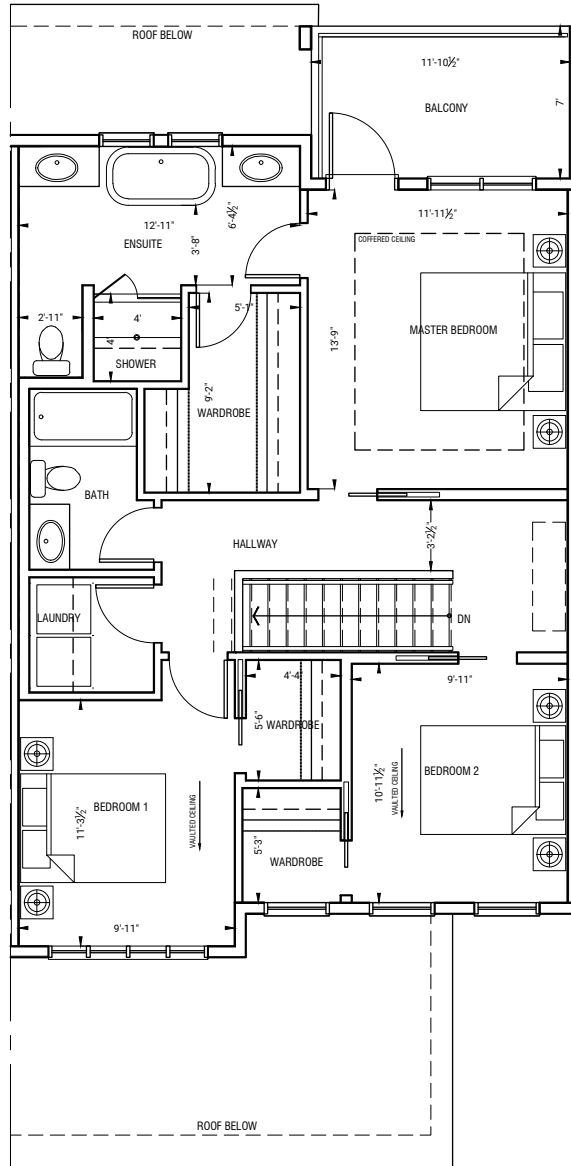
TRUMAN

# TOWNHOME I

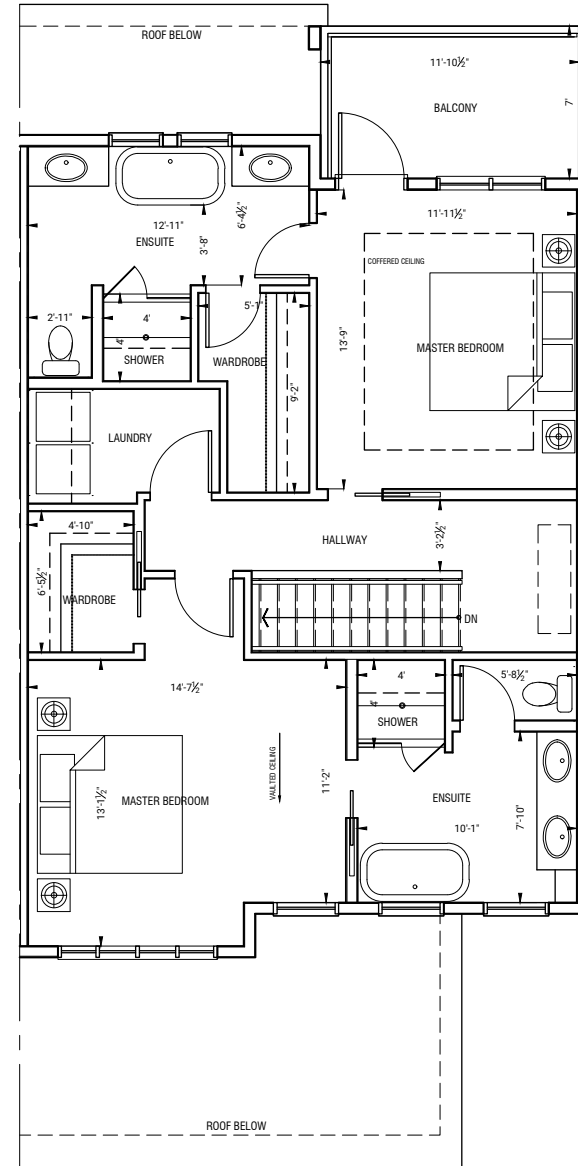


SPRINGWILLOW

UPPER FLOOR ±878 SQ. FT.



UPPER FLOOR **OPTION 1**  
3 BEDROOM



UPPER FLOOR **OPTION 2**  
DOUBLE MASTER BEDROOM

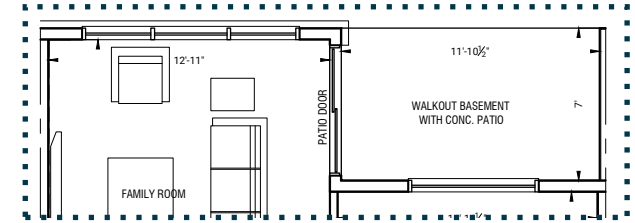
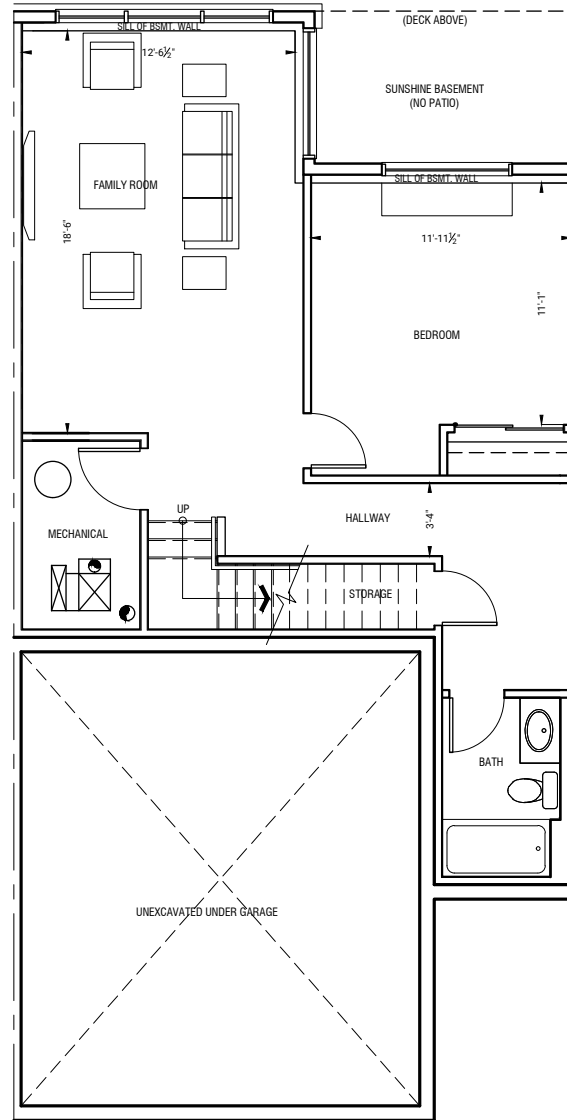
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# TOWNHOME I



LOWER FLOOR ±581 – ±641 SQ. FT.



*\*Replace with Walk-Out basement as per lot type.*

**LOWER FLOOR OPTION**

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# TH2

±1,551 – ±1,570 SQ. FT.

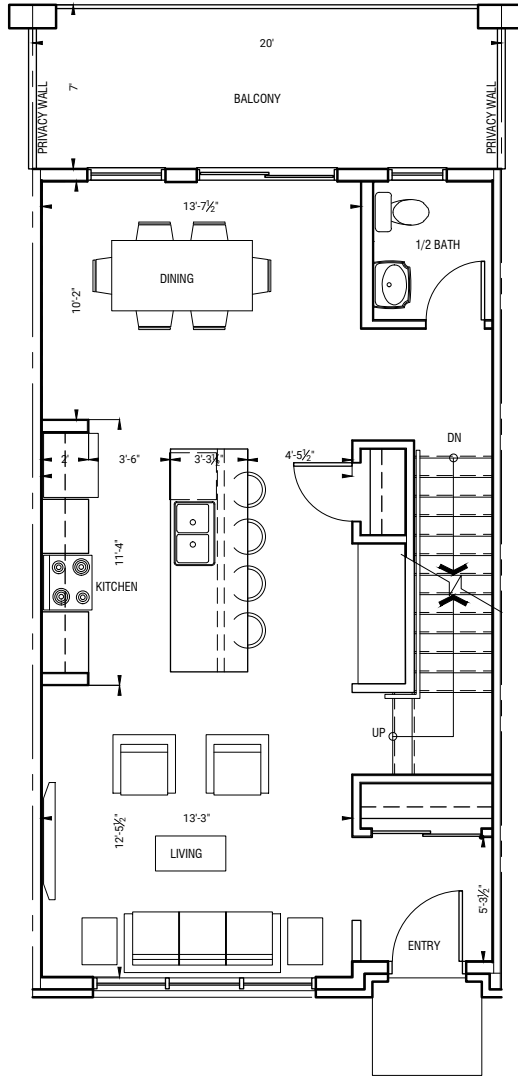
2-3 Bed 2.5 Bath



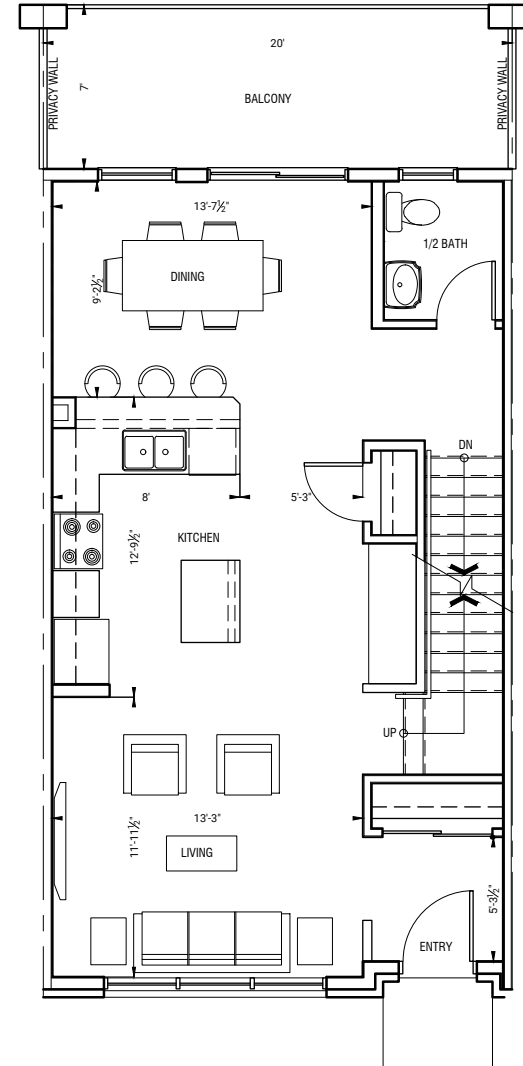


# TOWNHOME 2

MAIN FLOOR ±654 – ±663 SQ. FT.



**MAIN FLOOR OPTION 1**  
GALLEY KITCHEN

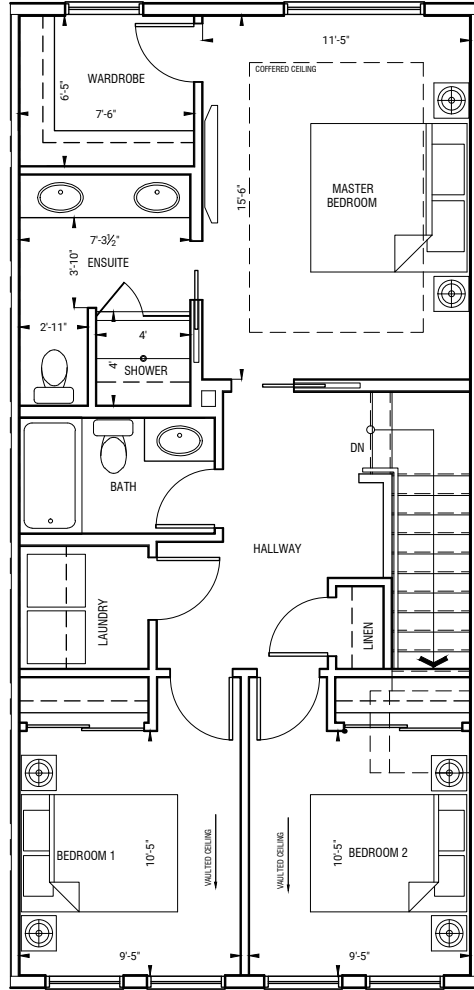


**MAIN FLOOR OPTION 2**  
L-SHAPE KITCHEN

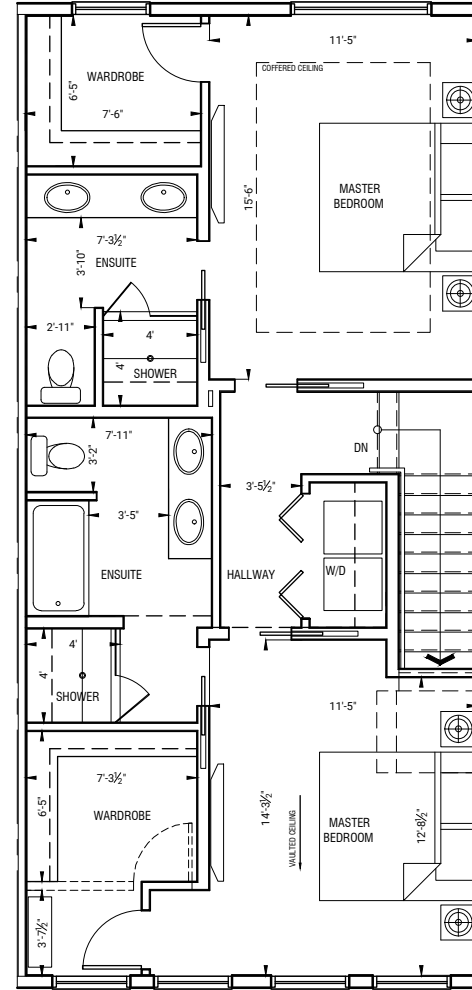
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# TOWNHOME 2

UPPER FLOOR ±800 – ±810 SQ. FT.



**UPPER FLOOR OPTION 1**  
3 BEDROOM



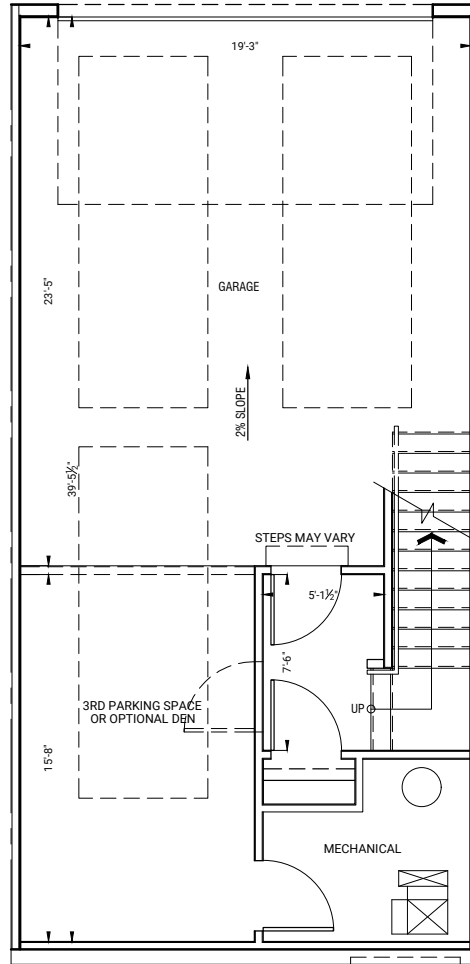
**UPPER FLOOR OPTION 2**  
DOUBLE MASTER BEDROOM

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# TOWNHOME 2

LOWER FLOOR ±97 SQ. FT.



LOWER FLOOR  
GARAGE / OPTIONAL DEN

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# TH3

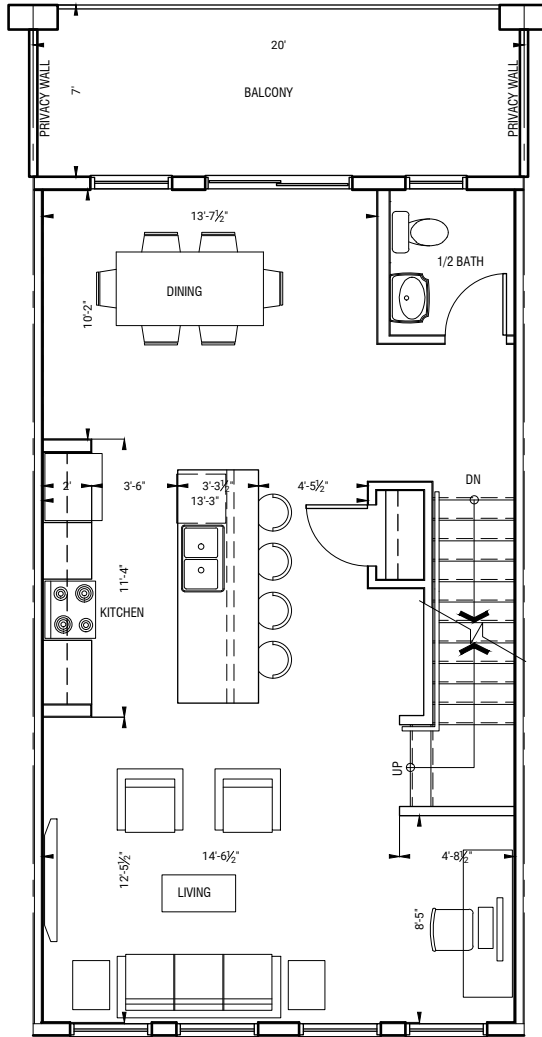
±1,673 – ±1,752 SQ. FT.

2-4 Bed 2.5 Bath

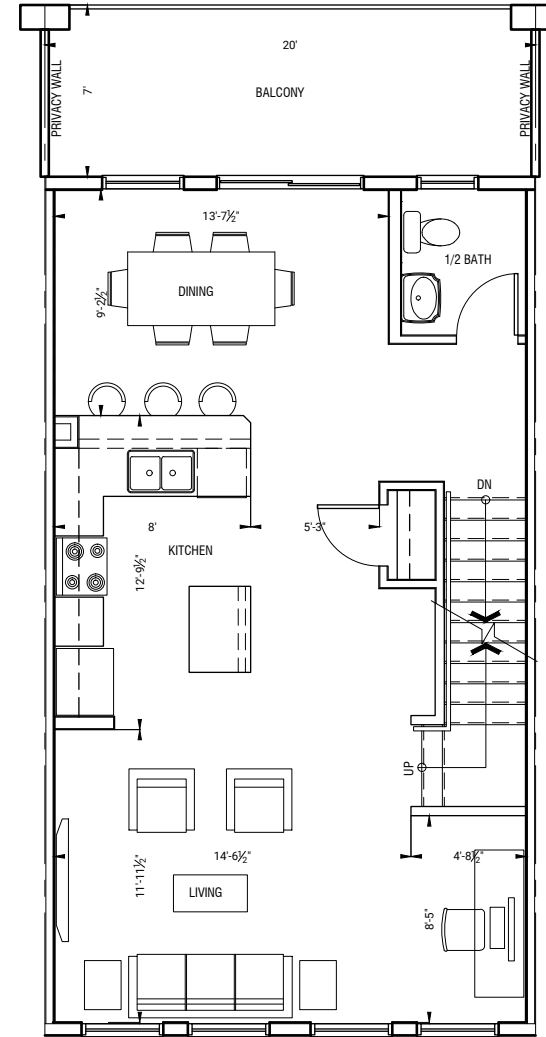


# TOWNHOME 3

MAIN FLOOR ±658 – ±667 SQ. FT.



**MAIN FLOOR OPTION 1**  
GALLEY KITCHEN



**MAIN FLOOR OPTION 2**  
L-SHAPE KITCHEN

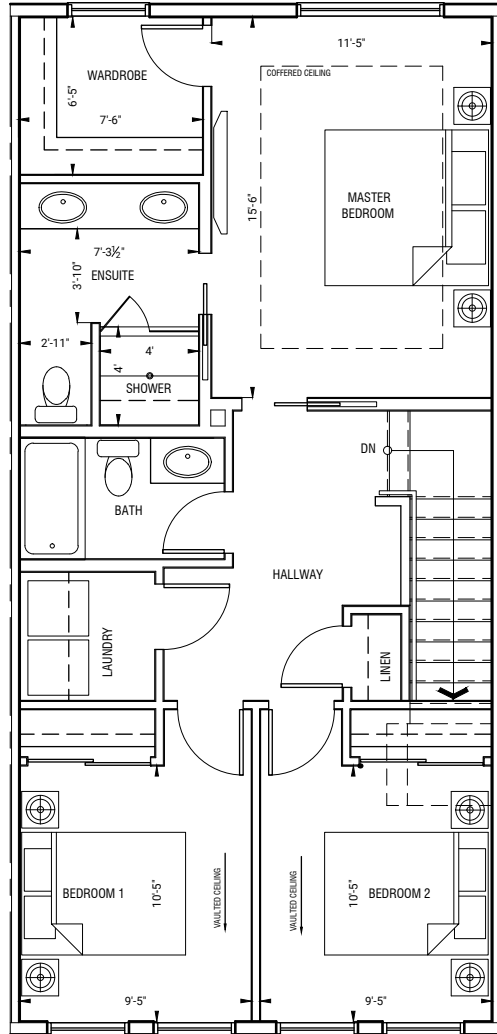
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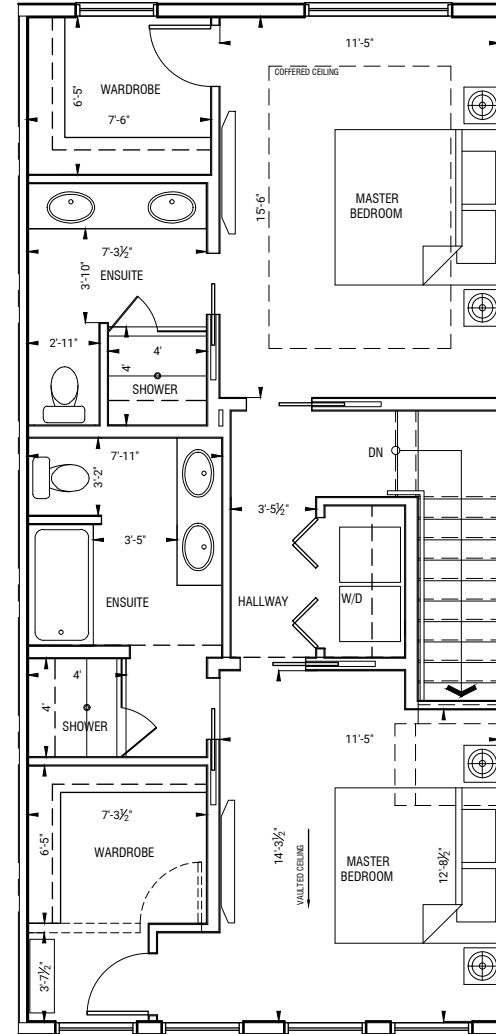
# TOWNHOME 3



UPPER FLOOR ±793 – ±803 SQ. FT.



UPPER FLOOR **OPTION 1**  
3 BEDROOM



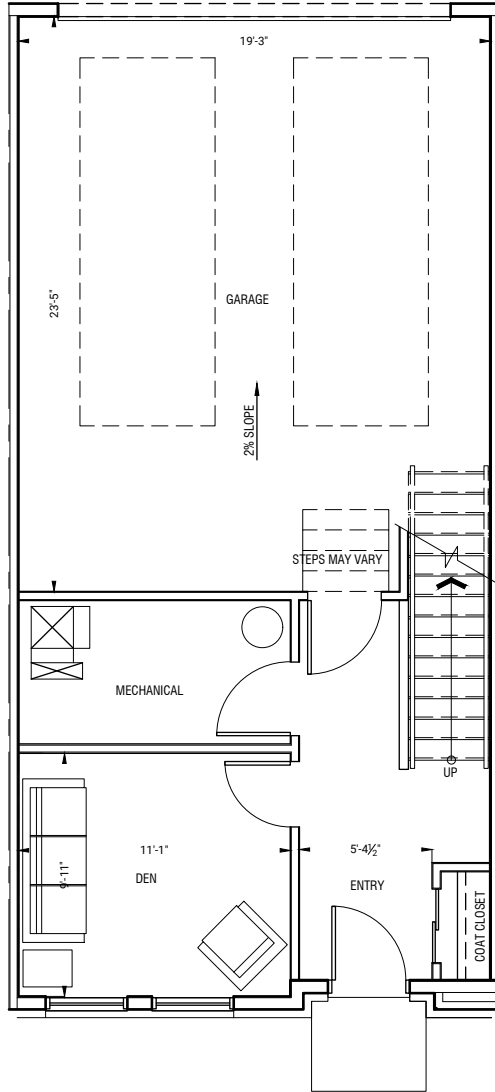
UPPER FLOOR **OPTION 2**  
DOUBLE MASTER BEDROOM

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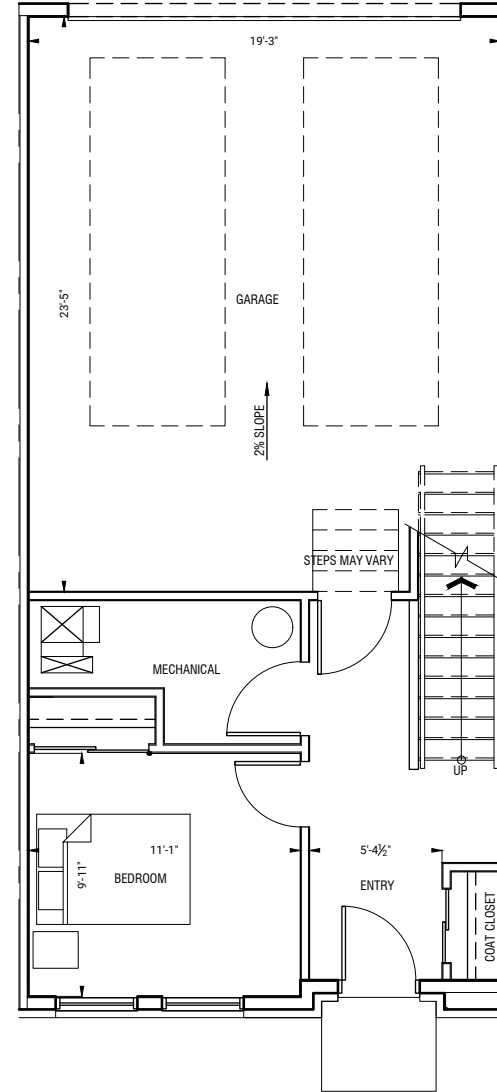


# TOWNHOME 3

LOWER FLOOR ±222 – ±282 SQ. FT.



**LOWER FLOOR OPTION 1**  
DEN



**LOWER FLOOR OPTION 2**  
BEDROOM

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## THE BUILDING

- Built by 3 year in a row Customer Choice Award Winner for highest Customer Satisfaction, Truman.
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program.
- Clad in brick and James Hardie siding, these homes feature maintenance free exteriors highlighting large private decks.
- Approximately ±9 foot ceilings on main floor, featuring energy saving high performance windows.
- Knockdown ceilings throughout finished areas
- Luscious professionally designed and irrigated landscaped areas throughout site.



## THE HOMES

Arcola Townhomes at Spring Willow are elegant residences created and curated by Truman's award-winning interior design team highlighted by the finishes below;

### Fresh Flooring

- Selection of high quality wide plank laminate flooring with acoustic underlay throughout main living areas, excluding tile areas & stairs (*upper floor optional*).
- Plush high grade patterned carpet on stairs & upper floors.
- Contemporary imported 12" x 24" high gloss Carrera style ceramic floor tile.
- Custom set full height brick tile kitchen backsplashes (*optional upgrade to full height quartz backsplash*).

### Windows & Doors

- Custom designed entry door accented by individual custom lighting fixture by entrance.
- High quality aluminum clad low maintenance windows with clear thermal glazing where all operating windows have screens. Windows to be black on the exterior and white on the interior.
- Privacy matters – Optional 2" sophisticated designer window treatment package for all applicable windows.

### Meticulous Millwork

- Smooth panel doors with levered anti scuff and scratch Taymor door hardware throughout.
- Modern 4 inch profile painted baseboards.
- Modern 3 inch profile painted door frames and casings.
- Ample Glide Free™ closet storage shelving as per plan.
- Master walk-in closet cabinet featuring white textured medina cabinet tower.

### Brilliant Lighting

- Integrated recessed LED lighting throughout.
- Selection of hand-picked, contemporary & energy efficient interior light fixtures.
- 6 LED pot lights throughout main floor



## THE KITCHENS

- Award winning cabinetry by Truman's acclaimed design team available in Noir or Blanc colour palettes.
- Floor to ceiling ergonomic TRUspace™ cabinets featuring textured, premium, zero-edge finishes accented by soft close door & drawer hardware and integrated storage.
- Polished quartz hard surface eased edge countertops.
- Square under-mount sink with industrial high arc single lever faucet.
- Full height tile kitchen backsplashes.
- Energy saving under cabinet LED lighting.
- Custom made cabinet door hardware (*as per selections*).
- Soft close door & drawer technology with versatile and easy access cutlery drawer, two deep drawers for pots, pans and a cookie tray sheet divider over fridge.



## THE APPLIANCES

- Whirlpool 36" stainless steel counter depth refrigerator with ice & water maker.
- *Optional* - Custom paneled Fisher & Paykel 36" built-in French door refrigerator with ice maker in freezer (*non-dispensing*), glass shelves and Active Smart system.
- Whirlpool 1.6 cubic ft. microwave with 27" trim kit.
- 300 CFM chimney hood fan above range.
- Whirlpool gas front control range: stainless steel, electronic ignition, 4 sealed gas burners, self-cleaning 5.0 cubic ft. oven and cast iron full width satin finish grates.
- Whirlpool 24" stainless steel built-in dishwasher: stainless steel tub, fully integrated controls, in-door silverware basket, adjustable upper rack & sensor cycle.
- Convenient and ultra-quiet in-suite Energy Star® front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve.

## THE BATHROOMS

- Convenient two-piece powder room on main living area.
- Eased edge polished quartz counter tops (*as per plan*).
- Modern square edge tub with sloping lumbar support and upgraded contemporary tiles reveal a luxe spa atmosphere.
- Chrome plumbing fixtures with undermount porcelain vessel sink.
- Porcelain comfort-height toilets.
- Matching Taymor hardware and accessories.
- Polished edge glass shower door and frame (*as per plan, in ensuite only where applicable*).
- Environmentally conscious Water Sense® fixtures, shower heads, and toilets.
- Safety and pressure-balancing mixing valves for tub and showers for well-being.



## THE MECHANICS

- Forced-air high efficiency gas furnace with drip humidifier and a high efficiency hot water tank (electric).
- Roughed-in for security, VACUFLO system, and home networking (low voltage cabling to smart panel).
- Programmable thermostat and power HRV (heat recovery ventilator)
- Smart technology featuring integrated wiring to panel, one smart plug USB jack connections and TV / Telephone connections in principal areas.



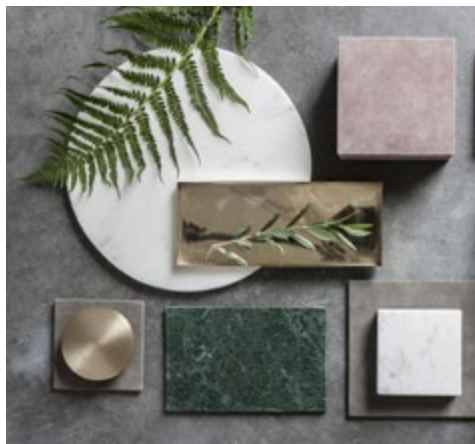
## HAZE / CHILL

Two masterfully planned palette designs are available to choose from in our *Haze* or *Chill*. colour schemes, each with distinct countertops, flooring & cabinetry. One can even pair your selection with our pre-determined upgrade options such as: wrought iron railing package, a 50 inch electric fireplace, a complete VACUFLO system, in floor heating in ensuite bathroom, and more. See all available upgrade options in the back of this package.



## DESIGN INSPIRATION

Create a design mood board to help visually define your personal look & feel. This will act as a guide to help you navigate tough design decisions in choosing your interior finish. Help stimulate creativity by drawing from magazines, art and other media for ideas of different colours, styles and themes.





For over 30 years, Truman, a local and family owned business has been building properties of exceptional quality and distinguished craftsmanship in Calgary and surrounding areas with the core belief that everyone can Live better.®

Our vision is to make this a reality by challenging ourselves year after year to raise the industry standard through innovation, quality and value. This has enabled us to enrich the lives of families we touch as we build for you, our family.

