

INFORMATION PACKAGE









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# Parkside

Meet Parkside – a unique collection of custom estate homes; West District's exclusive concrete built single level living residences. Parkside will be home to only the most discerning buyer offering a boutique living experience at the heart of Calgary's newest S.W. community, with many of the homes fronting directly onto West District's celebrated Central Park.





# Parkside is different.

All homes at Parkside will be meticulously tailored to suit your individual needs and lifestyle.

Starting with our base floor plan as inspiration, you'll work in unison with our lead architect liaison to design your home to exacting standards.





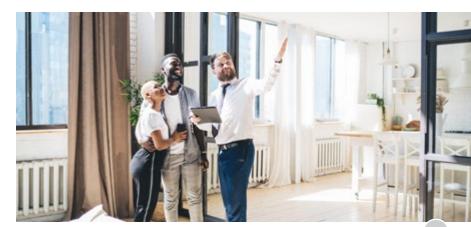


# Designer *details*.

Experience working with the best. We've partnered with the likes of A.B. Cushing Mills, Divine Flooring and Cartwright Lighting to bring you awe inspiring sole sourced products made exclusively for Parkside. Together put the finishing touches & make your home truly custom, truly yours.

# Guided approach.

During construction Parkside owners receive the added benefit and piece of mind in working directly with our Vice President of Construction. We want to ensure our Parkside owner experience only the highest standards and is why we provide seven key touchpoints during construction to ensure you are fully informed.

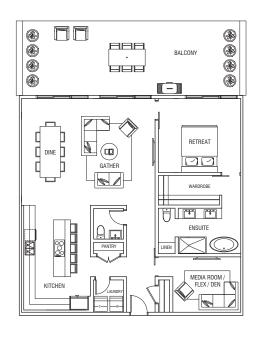




# YOUR HOME. YOUR WAY.

Starting with the inspiration floor plans created by Michelle Rowles lead architect of S2 Architecture for Parkside you will meet virtually discuss the ideas you may have to get a sense of your ideal home. From that meeting Michelle will prepare preliminary drawings to include everything you want in your new home. These drawings will be reviewed together with Michelle, the Construction manager and the client and be redrawn to meet our client's satisfaction.

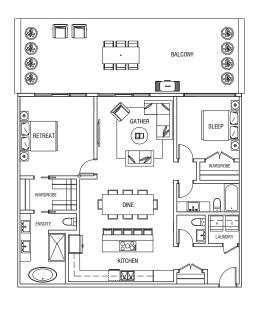




SAMPLE **PLAN (MI)** 

±1,447 ft<sup>2</sup>

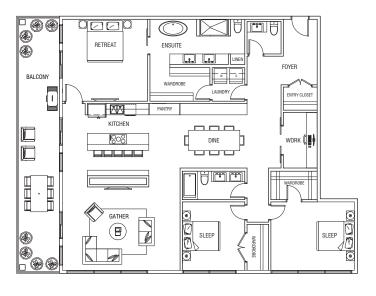
I BED | 1.5 BATH



SAMPLE PLAN (M2)

±1,280 ft<sup>2</sup>

2 BED | 2.5 BATH



SAMPLE PLAN (CI)

±2,061 ft<sup>2</sup>

3 BED | 2.5 BATH









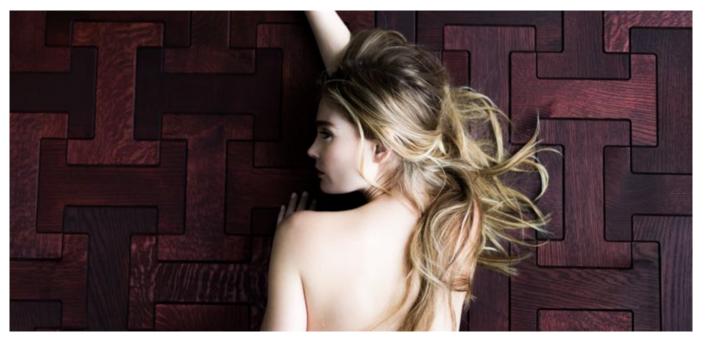
### INTERIOR DESIGN

Partnering with A.B. Cushing and lead cabinet designer Guillaume Cheroux, Parkside owners get to completely design not only their kitchen, vanities, but also the wardrobes and any mill working on site, from custom Shoji screens to wall paneling details. Use only the most prestigious custom German engineered Super Matte Cabinet material paired with custom door hardware from Lewis Dolin, A.B. Cushing will create one of one design for your home.



Founded in 1911, A.B. Cushing is one of Canada's longest standing millwork and kitchen cabinet manufacturers. Their vision is to create dynamic & versatile kitchens to exacting standards through technical expertise. For more than 100 years A.B. has delivered tens of thousands of finished products and is proud & humbled to see their work shipped all over the world.













Partnering with Divine flooring and industry leading interior designer Nicky Conners, one gets to experience only the finest in offerings stone counters, tiles, and custom hardwood floors from world class manufacturers such as: Cambria Quartz, Hanstone, Parkett Manufaktur and Porcelanosa.







Nicky Conners

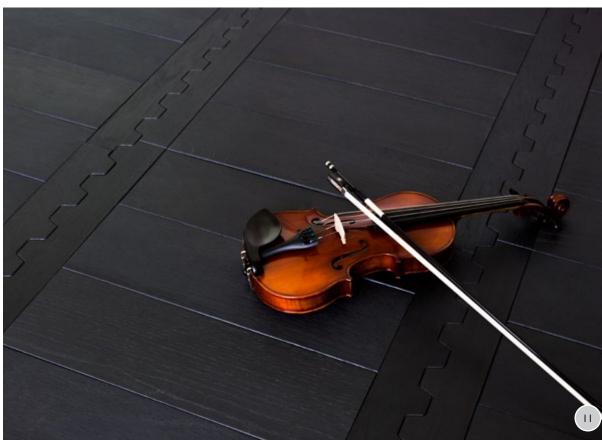
DIVINE FLOORING

With an approach distinctive among high-end interior designers in Calgary, Nicky works closely with each client to ensure the space reflects their needs, lifestyle & values. Paired with Divine's custom and one off design aesthetics, what ensues is an exclusive design palette unmatched in the industry for every home at Parkside.











# BUILD METHOD

During construction Parkside owners receive the added benefit and piece of mind in working directly with our Vice President of Construction. We want to ensure our Parkside owner experience only the highest standards and is why we provide the seven key touchpoints during construction to ensure you are fully informed.



#### I. FLOOR PLAN SIGN OFF

Prior to starting the fit out your new home Parkside owners sit down with our Construction manager to review the floor plan one final time to go over the plan in detail. This is where any final changes can be made.

#### 2. ROUGH-IN WALKTHROUGH

At this stage a guided tour of your home will be conducted. This is typically the first time a client gets to see their home. During this walkthrough we review the plan in relation to the site and make an on-site changes that may further tailor the needs of our clients with respect to any potential framing, electrical or low voltage rough in changes

#### 3. PRE-BOARD WALKTHROUGH

Before closing in your home with drywall, our team will do a guided tour of the home. At this stage all rough ins are completed: Plumbing, HVAC, Electrical and Low Voltage. Methodically our team will review every space in the home with you to ensure nothing was missed and is up to your expectations before covering.



#### 4. MILLWORK/FLOORING WALKTHROUGH

At this stage the home is primed. This is where we will meet with on site to review the following: Cabinet Installation, Tile and Flooring Installation, and any custom on site mill working details.

#### 5. PRE-POSSESSION WALKTHROUGH

Approximately 35 days before home is complete
Parkside clients will be provided with a Possession
Letter confirming the firm date of possession. Where
our team will conduct a pre-possession walkthrough of
your home approximately 2 weeks before possession.
At this walkthrough the clients will be provided
orientation of various components of their home such
as plumbing systems, HVAC systems, alarm systems,
home automation systems, etc. along with become
familiarized with the common areas of Parkside from
the rooftop amenities, the parkade and the waste and
recycling facilities.

#### 6. POSSESSION WALKTHROUGH

On possession day our service team will be there to turn your home over to you. Any items from the prepossession inspection will have been completed. Further our service team members will conduct another walkthrough of the home.

#### 7. POST-POSSESSION

Our service team will be made available at any time via appointment to review any issues you may have after possession to ensure a smooth transition into your new home. Further Parkside will receive 3 prescheduled service appoints at: 3 month, 6 month, and 12 month intervals post possession. At this time we will do a thorough walkthrough of your home to ensure every is in exacting standard and coordinate any service work that maybe required.



### Oliver Trutina

Oliver is passionate about building high quality developments featuring bespoke living spaces that are both functional and aesthetically pleasing. With a complete perspective from ground up in the construction process, Oliver pushes the norm in projects with industry leading value at market leading price points.





# AMENITIES

Truman has created common spaces that will engage residents to explore a sense of community within Parkside. The rooftop event patio will be a favourite gathering place overlooking the epic central park with stunning views. Entertain your guests in the barbeque & dining area, or relax under the stars by the fireside lounge.



- Outdoor rooftop firepit lounge with barbeque and dining areas
- Rooftop event lounge with catering kitchen, bathroom and dining areas
- Fully furnished visitor suite with kitchenette for short term guests
- Stunning dual grand entry lobbies









- Rooftop gym/exercise studio
- Secured underground garage with dedicated parking
- Dedicated car, bike and pet washing station
- Digital security cameras for all common areas and keyless FOB entry





# Why West District

#### CALGARY'S BEST MASTER PLANNED COMMUNITY

Enjoy local shops, grocery, fitness and medical services just outside your doorstep. Featuring a focus on pedestrians, our main streets highlight twenty foot sidewalks complete with integrated walkway & bike paths. In the heart of West District is the Central Park featuring year round programming including: ice skating in the winter, summertime farmer's markets & events, live concerts & festivals at the outdoor amphitheatre & much more.



Leave the car at home and take a walk down Broadcast Avenue – featuring the best services including restaurants, grocery stores, medical centres and more! In addition to the shops & services right in the district centre, you're also surrounded by several established communities that offer further countless amenities. This combination means you'll find whatever you're looking for quick & easy, without having to trek across the city. West District redefines the meaning of complete, cohesive community.

COMPLETE CONVENIENCE

#### A HOME FOR EVERY LIFESTYLE

West District will meet the diverse needs of its residents by providing a range of housing options in an integrated fashion, creating an inclusive environment for all stages of life. A true mixed-use hub of activity with a focus on human scaled mid-rise building forms, the long-term health and resilience of the area will be further bolstered by local office and commercial employment opportunities, creating a new activity centre in west Calgary.

#### UNMATCHED ACCESSIBILITY

West District is Calgary's last and best master planned community inside the Stoney Trail Ring Road. Located only 15 minutes to downtown Calgary, the Foothills Hospital, and U of C, you can get to where you need to go fast—without spending all day in your car. Our main streets highlight twenty foot sidewalks complete with integrated walkway, bike path and an amenity strip. West District is also home to an Activity Centre, a local hub of commercial space to accommodate a range of small to large office users, as well as institutional users (i.e., medical and educational). Greater local employment (or live-work opportunities) helps to diffuse employment nodes across the city and creates a more balanced, less-congested traffic flow.



#### CONNECTED LIVING

West District is a neighbourhood that is robustly liveable, workable and walkable – one that fully defines a connected community. Just outside your doorstep are countless local grocery stores, fitness facilities, restaurants, and so many more amenities that will enable you to live your best life. You're also minutes away from health facilities and hospitals, office space, dog parks, and so much more. At West District, you can live, work, and play.







#### AWARD WINNING VISION

#### 2019 Mayor's Urban Design Award

City Edge Development Award

#### 2019 Alberta Professional Planners Institute

• Design Award of Merit



#### CONNECTED TO EVERYWHERE

In West District there is everything you need to live the life you deserve. A fully master planned community unlike any other that provides complete convenience to residents of all lifestyles. You can find all of the essentials without ever leaving the neighbourhood – school, work, shop and play. The unique location in West Calgary gives you the ability to explore the mountains within the hour or head to the downtown core in just 15 minutes.

#### MINUTES TO DOWNTOWN

As the City of Calgary continues to grow, the commute to the city centre grows accordingly and travel times can become a major factor in deciding where to live. West District's unique location on the West side of the city makes it easy to get to the mountains, but also provides quick access to the core. Take a drive down Old Banff Coach Road to Bow Trail and you'll be downtown in just 15 minutes. West District is also situated next to the future Stoney Trail ring road completion, making the commute to other communities and the Calgary International Airport a breeze.

#### READY FOR ADVENTURE

West District is located just one traffic light from the mountains! Escape the city and enjoy mountain getaways, hiking, camping, and more at a moments notice. That means you can spend more time doing what you love, instead of being stuck in your car for hours at a time.

#### CENTRAL PARK

The biggest of the public open spaces is West District's urban living room, Central Park. It is fully integrated with residential and commercial uses flanking all sides, and at 8.4 acres, is sized to serve not only as a local gathering place, but also as a citywide destination. This integrated urban park has multi-layered programming and facilities to attract a variety of age groups simultaneously—drawing them days and evenings, all year long.

Central Park is the first of its kind in Canada to combine landscape design and storm water management facilities in an integrated urban park facility. It is a marriage of green infrastructure and recreation, both functional and celebratory, resolving flooding and storm water issues, while at the same time inviting the public to appreciate and enjoy the vital ecological processes that water provides. The permanent pond and functional storm water features, by design, add to the public's enjoyment of the park. Through a careful selection of high quality materials and design elements like flowing perimeter walkways, a recirculating waterfall and aeration features, along with a wetland area and boardwalk, the storm water facilities provide important passive recreation opportunities, ecological services, and social and educational benefits.

With water as a unifying design element, the dynamic urban living room blends 365-day-a-year people-oriented programming with a multitude of park features far exceeding conventional public park investment. The park concept is organized into 9 character areas, each designed and programmed to reflect different open space needs that will facilitate recreational opportunities, ease of respite and community interaction in West District.





#### YEAR ROUND ACTIVITY

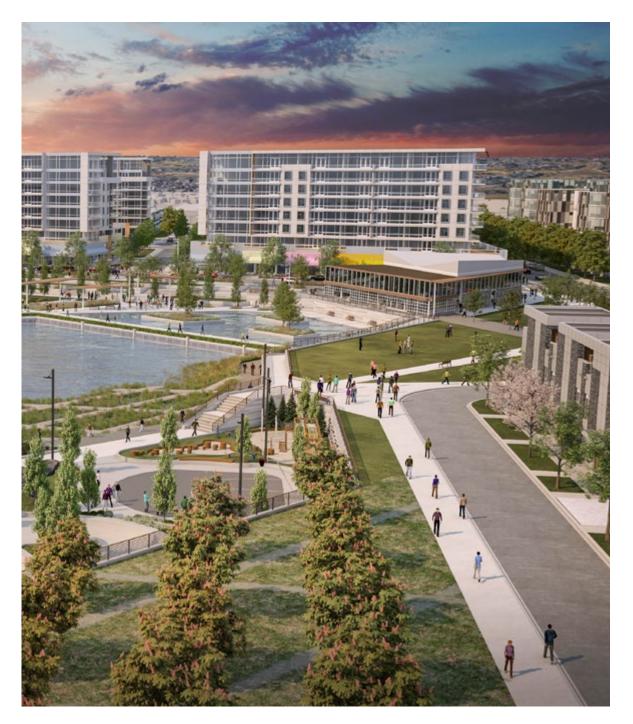
Sunny summers and winter weekends – Central Park will be home to year round activities that the whole family can enjoy. Go for lunch & soak in the sun at the patios in the North Plaza. Head to the Recreation area and use the basketball court, skatepark or green space for outdoor training. Enjoy year round concerts and entertainment at the amphitheatre. Relax at the lower plaza which overlooks the reflecting pool in warmer seasons, or lace up your skates in the winter.



#### PARK FEATURES

Ultimately, the Central Park is best characterized as a city-shaping effort—a triumph of quality over quantity that provides celebrated people places and natural beauty for all generations to enjoy. Thematically, the park's unique form and character are derived from a number of key park features:

- Upper Plaza
- Park Catalyst Building
- Reflecting Pool / Seasonal Rink
- Amphitheatre
- Lower Plaza
- Playground / Spray Park
- Restroom / Pump House Building
- Great Lawn
- Perimeter Walkway
- Wetland / Boardwalk
- Adult-oriented Recreation Area
- Naturalized Area
- Orchard & Community Garden









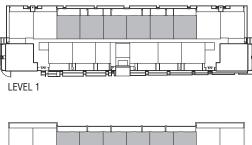








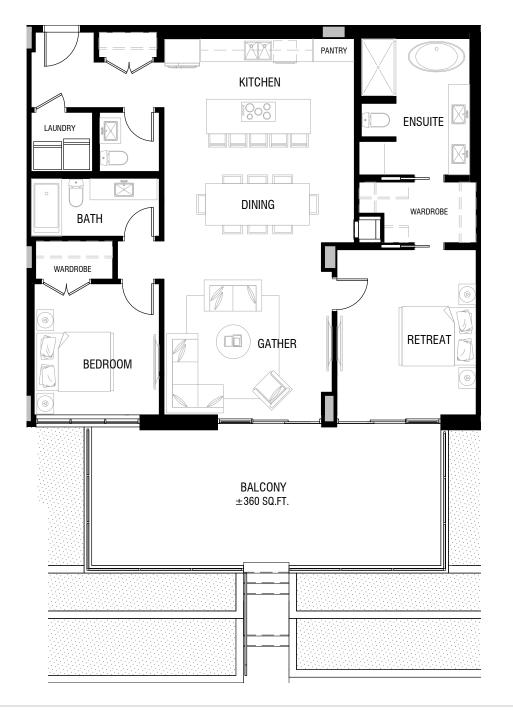


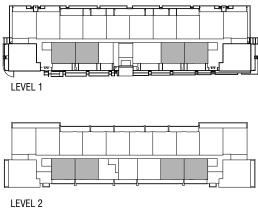


LEVEL 2









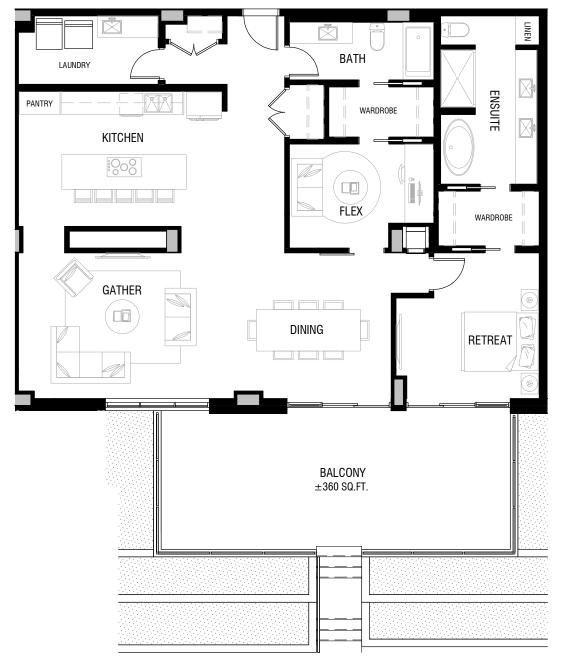


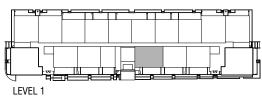
# PANTRY ENSUITE KITCHEN RETREAT **GATHER** BALCONY ±235 SQ.FT.

### SAMPLE PLAN (M3) ±781 ft<sup>2</sup>

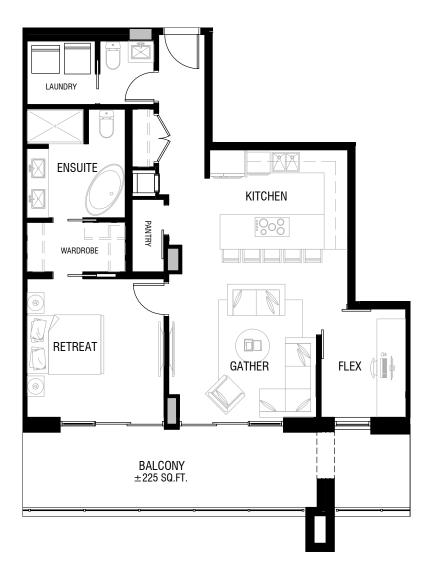


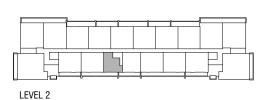




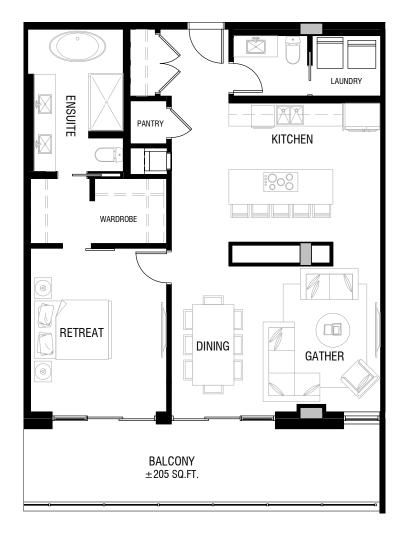


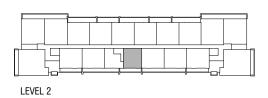










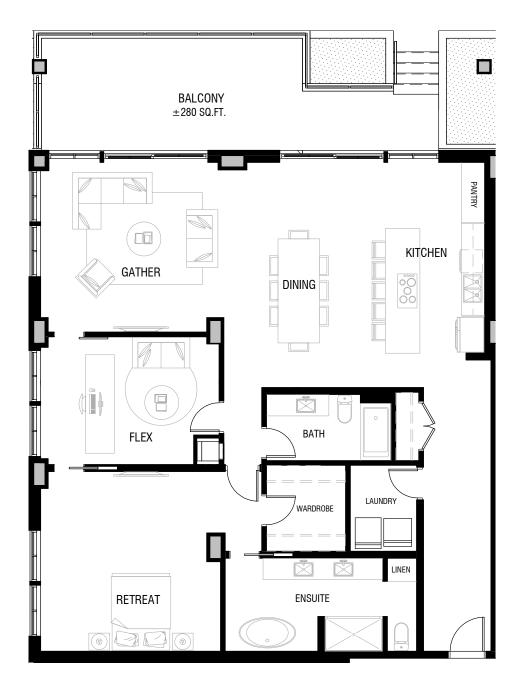




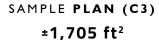




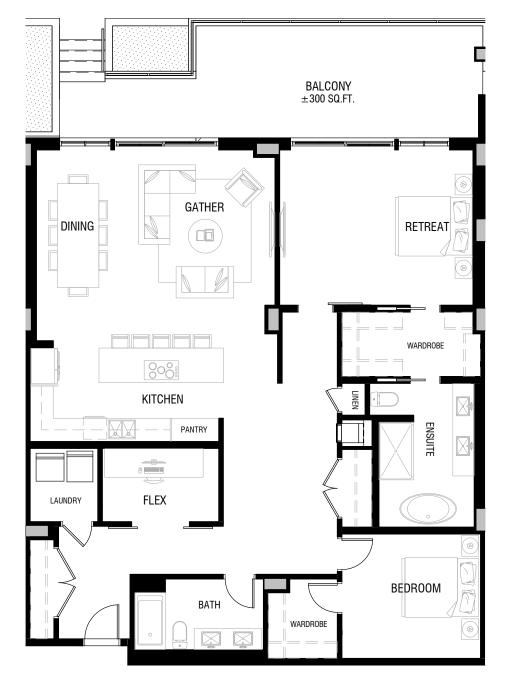


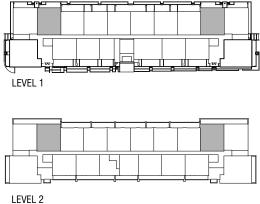














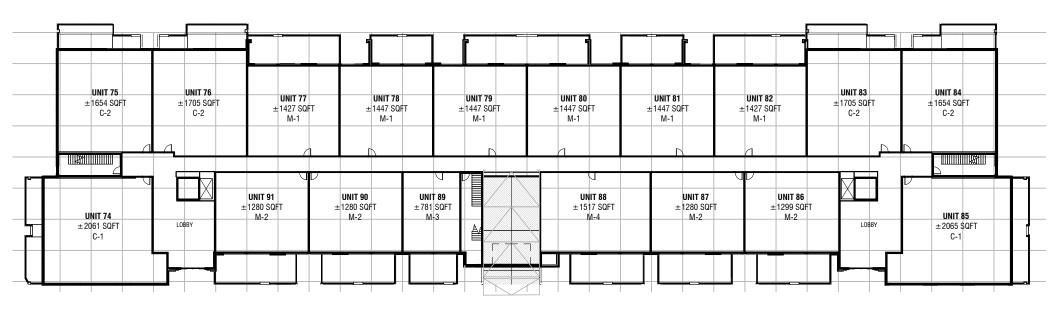
LOWER FLOOR

±2,245 ft<sup>2</sup>





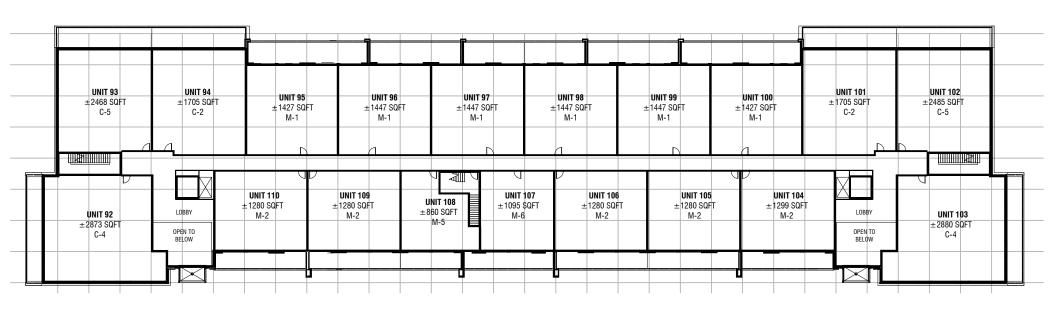






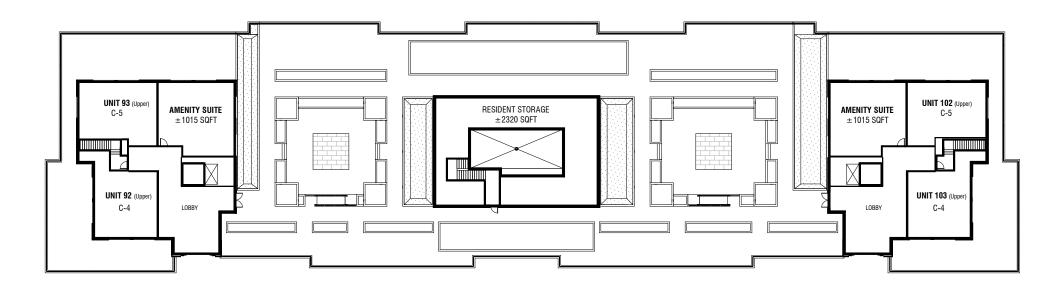


















## THE BUILDING

- Built by Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: I Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty.
- Energy efficient building design including mechanical and distribution systems
- Maintenance free exteriors featuring private decks, patios and professionally designed & irrigated grounds
- Concrete construction with industry leading sound attenuation measures



# THE AMENITIES

- Outdoor rooftop firepit lounge with barbeque and dining areas
- Rooftop event lounge with catering kitchen, bathroom and dining areas
- Fully furnished visitor suite with kitchenette for short term guests
- Stunning dual grand entry lobbies
- Rooftop gym/exercise studio
- Secured underground garage with dedicated parking
- Dedicated car, bike and pet washing station
- Digital security cameras for all common areas and keyless FOB entry





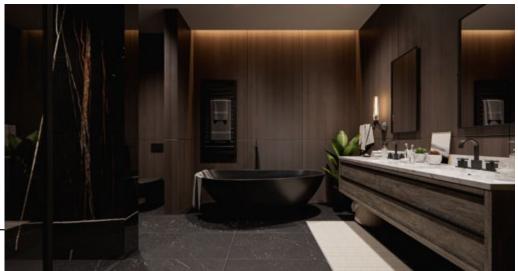
### THE HOMES

- Air-conditioned homes with smart Universe WiFi enabled thermostat
- Individual suite electricity metering for maximum energy savings
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Contemporary imported high gloss Carrera style ceramic floor tile
- Choice of four interior door styles
- Selection of hand-picked contemporary and energy efficient interior light fixtures
- Smart lighting system: Including I smart bridge, 5 wireless dimmer switches, and remote
- Energy efficient aluminum framed exterior windows with oversized doors/patio sliders (as per plan)
   paired with ± I Oft flat painted ceilings including LED pot lights throughout



### THE BATHROOMS

- Individualized bathroom vanities with maximum storage in mind
- Custom tile shower with full height 10mm shower door and matte black hardware
- I ¼" quartz countertops, Kohler matte black bathroom hardware & dual porcelain under-mount sinks (as per plan)
- Penny round floor tile with custom inlay
- Custom full width vanity mirror
- Kohler porcelain comfort height toilets



### THE KITCHENS

- Floor to ceiling custom designed TRUspace® kitchen cabinetry manufactured by A.B Cushing, featuring premium finishes accented by soft close door & drawer hardware with integrated storage
- Integrated cutlery, utensil and spice rack storage inserts including deep drawer for pots and pans (designed to suit)
- I  $\frac{1}{4}$ " quartz countertops, square under-mount Silgranit® sink with industrial high arc single lever faucet
- Energy saving under cabinet LED lighting
- Custom made door hardware (as per selections)



## THE APPLIANCES

- Fisher & Paykel 36" built-in panel ready refrigerator
- Fisher & Paykel gas cooktop
- Fisher & Paykel ventilation chimney hood
- Fisher & Paykel 30" single electric wall oven
- Fisher & Paykel 24" microwave
- Fisher & Paykel integrated panel ready dishwasher
- Whirlpool electric front load washer & dryer



