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H I G H G A T E

 TRUMAN



H I G H G A T E

±720 – 1,064

SQ.FT. UNITS

2 – 3

BEDROOMS

2028

OCCUPANCY

\$360's

STARTING FROM

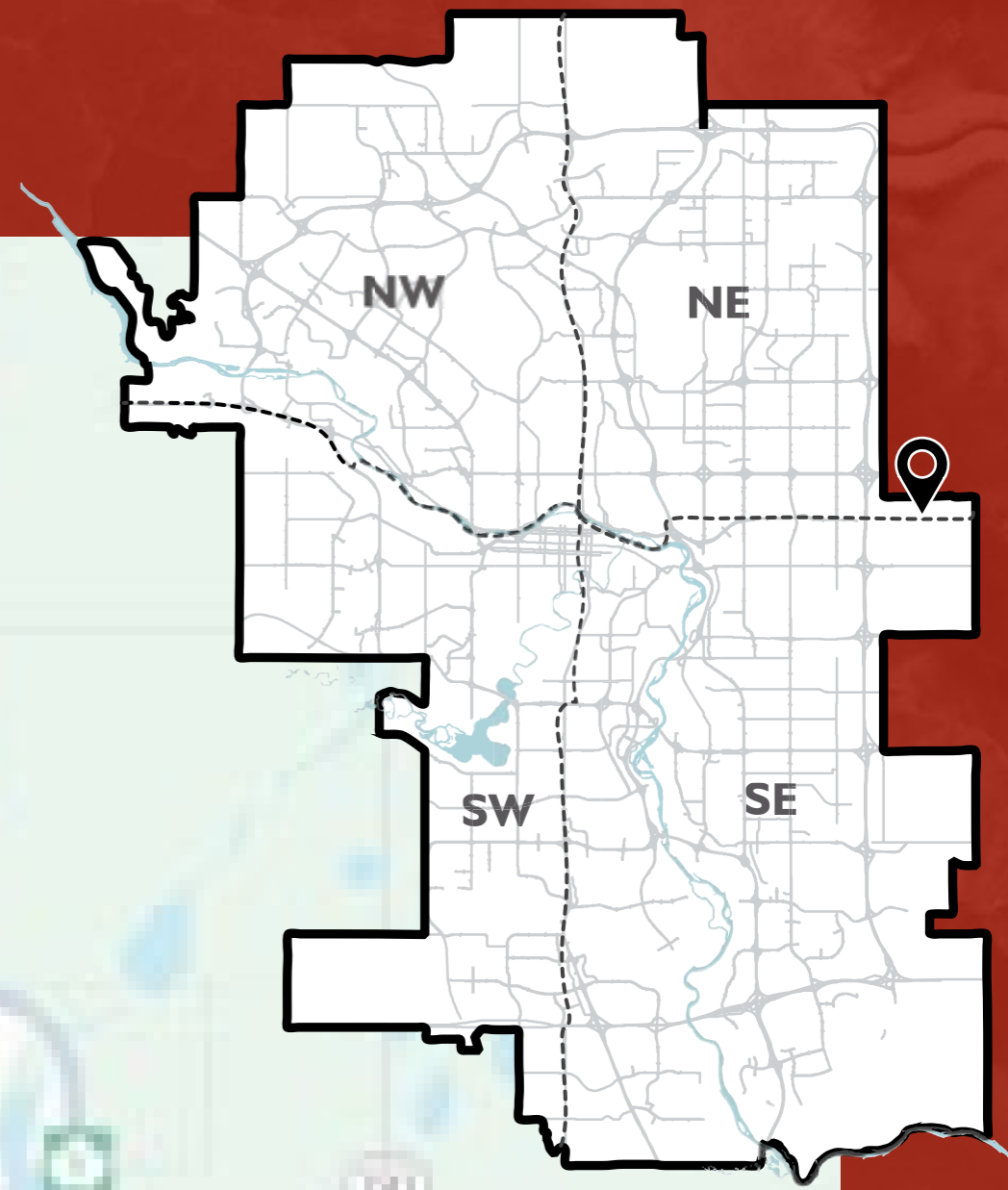
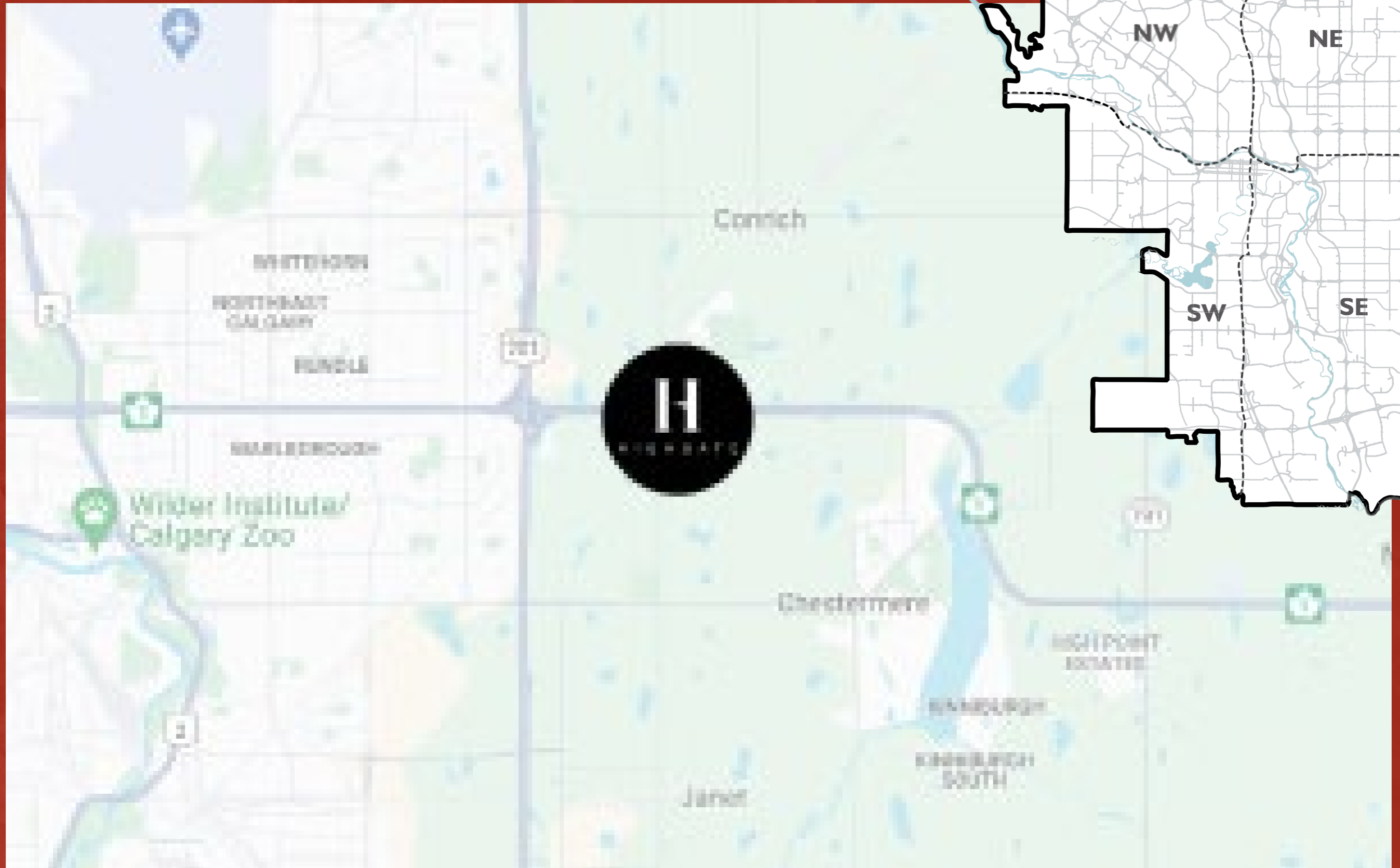




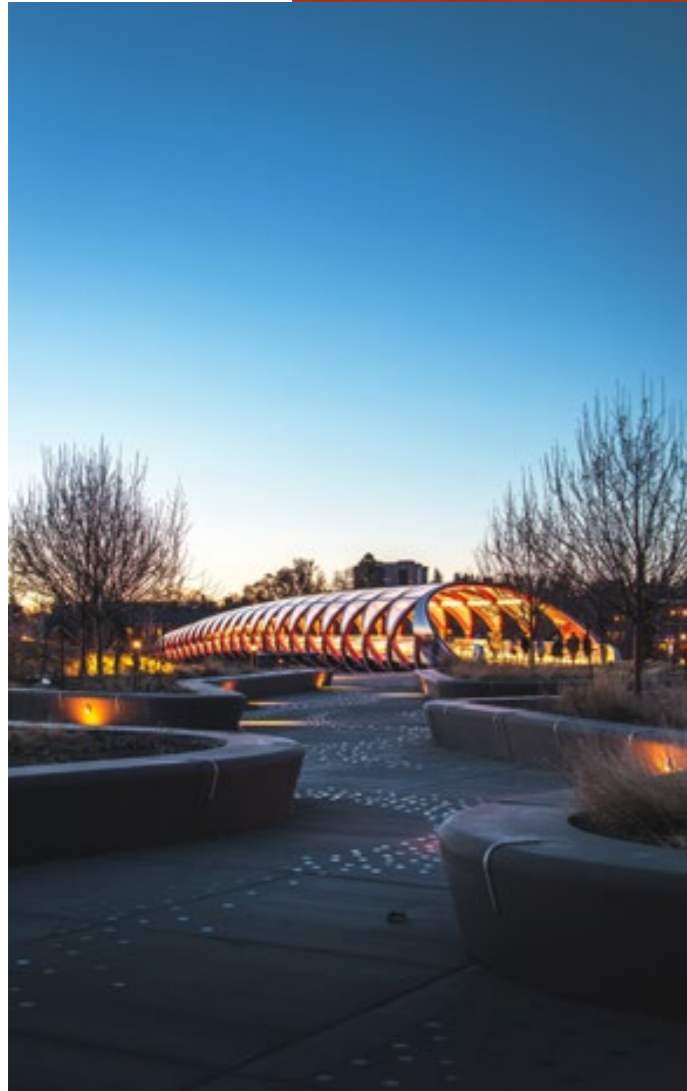
HUXLEY

Introducing Huxley - a new master planned community expanding Calgary's vibrant east side, within the Belvedere area structure plan. Situated adjacent to the bustling East Hill Shopping Centre and a mere 15-minute drive from downtown, Huxley offers residents the perfect blend of convenience, accessibility, and a plethora of amenities.

At Huxley, the vision of a modern, interconnected, and fulfilling community comes to life. Experience the benefits of a well-planned neighborhood that brings together convenience, accessibility, and an abundance of amenities. Discover the joy of calling Huxley home and be part of a thriving community that embraces the best of Calgary living.



Location

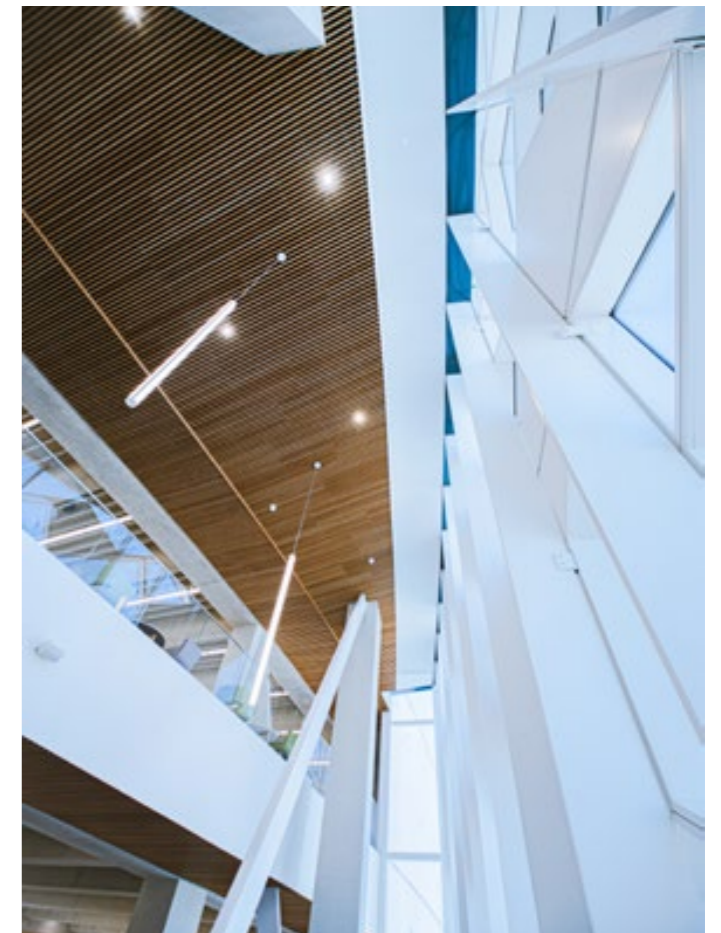


In Calgary, there are endless possibilities for entertainment and exploration. Take a stroll through the vibrant and eclectic downtown core filled with charming shops, galleries, and cozy cafes. Immerse yourself in the city's rich cultural scene by visiting the iconic Calgary Tower or exploring the awe-inspiring exhibits at the Glenbow Museum.



Don't miss the thrill of attending the annual Calgary Stampede, a world-famous event showcasing rodeo competitions, live music, delicious food, and a lively carnival atmosphere.

Huxley's strategic location extends beyond its accessibility to downtown Calgary, as it also offers close proximity to the Calgary International Airport. With the airport just a short drive away, enjoy the convenience of easy travel connections to domestic and international destinations. Whether it's for business or leisure, Huxley's proximity to the airport ensures that residents can embark on their journeys quickly, minimizing travel time and maximizing convenience.



For those seeking the vibrant energy of downtown living, Highgate's proximity to Downtown Calgary makes it an ideal choice. Within a mere 15-minute drive, residents can immerse themselves in the bustling streets, cultural attractions, and diverse culinary experiences that downtown Calgary has to offer. Whether it's catching a show at the Arts Commons, exploring the trendy shops along Stephen Avenue, or enjoying the vibrant nightlife, Huxley residents can easily access the heart of the city and partake in the excitement and opportunities that Downtown Calgary presents.



Another notable advantage is Highgate's proximity to Chestermere, a charming town located just east of Calgary. Situated only a short distance away, residents of Highgate have the opportunity to explore the recreational offerings of Chestermere Lake. This picturesque lake offers a tranquil retreat for outdoor enthusiasts, providing opportunities for boating, fishing, swimming, and other water activities. The close proximity to Chestermere enhances the recreational options available to Huxley residents, adding a touch of nature's beauty to their everyday lives.



Olive Garden

At Olive Garden, we know that life is better together and everyone is happiest when they're with family. From never ending servings of our freshly baked breadsticks and iconic garden salad, to our homemade soups and sauces, there's something for everyone to enjoy.

333 36 Street N.E.

12 min drive



Browns Socialhouse

We bring fun & simplicity back into the chain dining experience, integrating familiar & innovative food with personal and friendly service in a variety of casual dining environments.

175 Chestermere Station Way

9 min drive



South Street Burger

Our seemingly endless combinations of gourmet toppings will elevate your burger experience. Sure, you'll have your favourites, but at South Street Burger, no two burgers need ever to be the same.

409 East Hills Blvd S.E. #215

2 min drive



The Canadian Brewhouse

When you come to The Canadian Brewhouse, you'll feel like you're right at home, because our house is your house...only we have way more TVs! That's right, you won't find a better selection of screens for watching the sports you love anywhere else!

180 Marina Drive #200

9 min drive



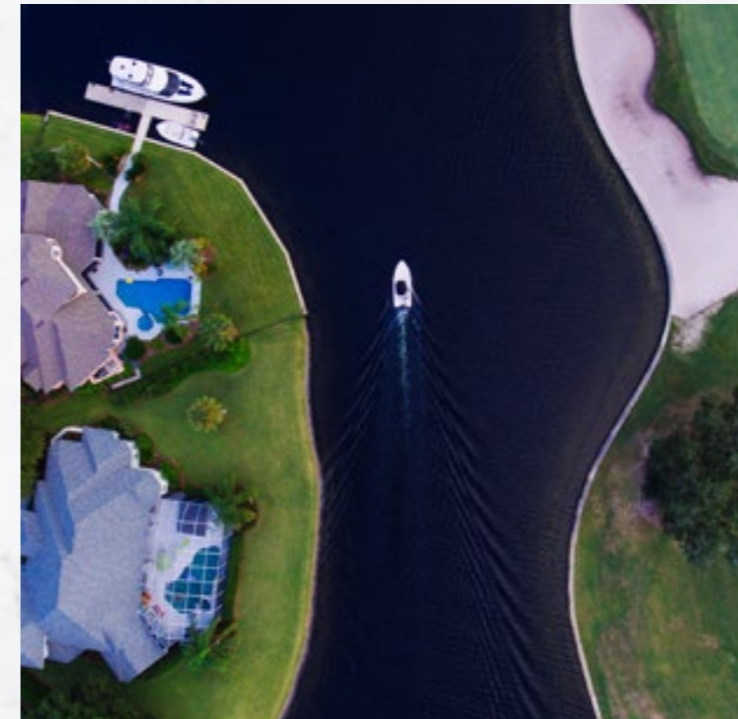
Dine

Village Square Leisure Centre

Village Square Leisure Centre is a multi-purpose facility with an indoor water park, wave pool, and waterslides, ice rinks and gymnasium. Our indoor pool has been rated as one of the best in Canada.

2623 56 St N.E.

9 min drive



Lakeside Golf Club

Lakeside's meticulously manicured layout awaits you with large greens, many attractive yet challenging water features, and numerous tee options to complement all levels of players.

555 Lakeside Greens Dr

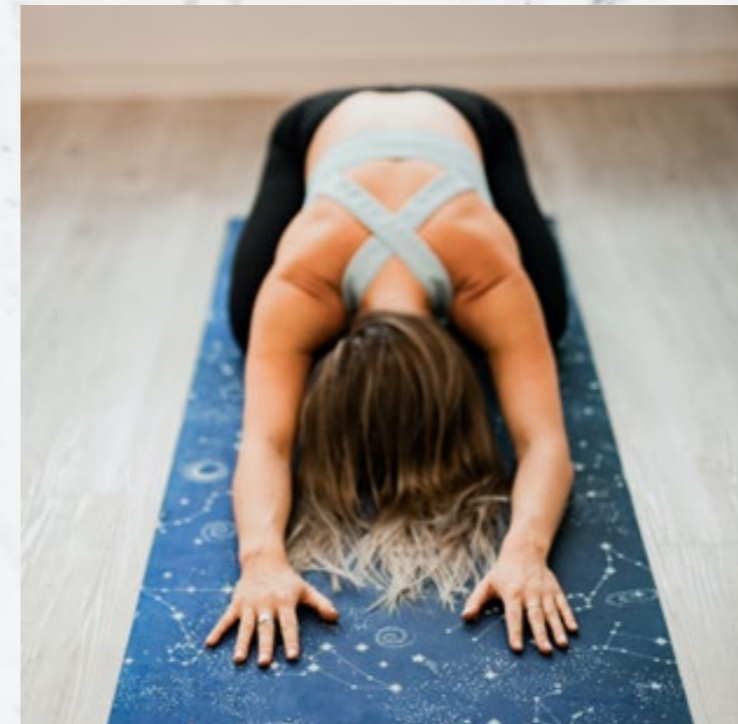
8 min drive

HeatherGlen Golf Course

In a serene area just outside busy Calgary, you'll find HeatherGlen Golf Course, a nearby golfing destination with 18 holes of adventure amid beautiful city and mountain views.

234024 Range Rd 285

10 min drive



Sole Balance Yoga

The only Yoga Studio in Chestermere located right on Chestermere Lake. Sole Balance Yoga focuses on the needs and abilities of each and every student.

797 East Chestermere Dr

12 min drive

Unwind

East Hills Shopping Centre

Located at the intersection of 17 Avenue South- East & Stoney Trail Extension, this unenclosed centre offers more than 67 brand name stores including Costco, Walmart, Cineplex, Marshalls, PetSmart, Michaels and Staples.

75 East Hills Blvd S.E.

12 min drive



IKEA Calgary

Modern, affordable furniture to bring your home to life. We have everything from IKEA Kitchens and smart home solutions to a large selection of modern bedroom furniture, sofas, lighting, curtains, bedding and more.

8000 11 St S.E.

18 min drive

Sunridge Mall

Sunridge Mall is the dominant shopping centre in Northeast Calgary - the fastest growing quadrant of the city. The centre's unique mix of shops and services make Sunridge one of the largest shopping destinations in the city.

2525 36 St N.E.

14 min drive



Chestermere Station

Chestermere's premier shopping destination in the heart of the city featuring a wide selection of restaurants, services and shopping including Safeway, Shopper's Drug Mart and Boston Pizza.

175 Chestermere Station Way

10 min drive

Shop

Chestermere Lake

Located east of Calgary, Chestermere Lake is a beautiful 4.8km long lake that provides many water activities. Boaters are welcome on the lake. Try out your wakeboard, water skis, or tubes.

208 West Chestermere Dr

10 min drive



Downtown Calgary

Whether you're adventuring the wild side of the city at the Calgary Zoo, or soaring high in the sky taking in views from atop the Calgary Tower, our city has a unique and thrilling assortment of experiences just steps from your front door.

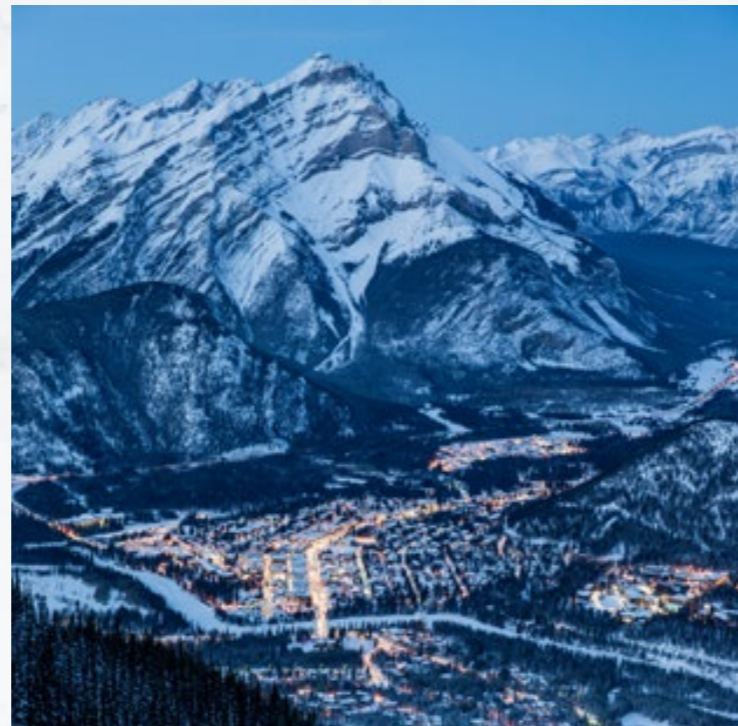
8 min drive



Banff National Park

Live a road trip away from Canada's first national park and one of the most sought after tourist destinations in the world. Catch scenic mountain views from right inside the city, or venture west for a weekend getaway.

1h 20 min drive



Drumheller

Also known as the Dinosaur Capital of the World, Drumheller is a must-visit destination when exploring the Canadian Badlands and discovering the prehistoric life that wandered this way.

1h 20 min drive



Explore

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H I G H G A T E





The Buildings

- 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 protected by the Alberta New Home Warranty Program
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings with individual thermostat control

The Suites

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes
- Approximately 9ft ceilings throughout suite (excluding dropped areas required for mechanical, plumbing and/or electrical)
- Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- Brilliant lighting with custom made LED contemporary light fixtures and pot lights throughout
- Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, doorframes and casings

The Kitchens

- Floor to ceiling ergonomic TRUspace® contemporary kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage
- Polished quartz eased edge countertops
- Stainless steel undermount sink with industrial high arc pull out single lever faucet
- Contemporary full height quartz backsplashes
- Custom made brushed metal door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- High end energy saving appliance package including integrated panelled dishwasher & refrigerator, gas range, front-load washer & dryer (as per plan)

The Bathrooms

- Polished quartz eased edge countertops
- TRUspace® integrated storage cabinetry
- TRUspace® vanity with maximum storage in mind
- Porcelain top mount sink
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads & toilets
- 10mil glass shower door (as per plan)

Specs





PET SPA

Designed with your furry friends in mind. This luxurious amenity space features a fully equipped wash station for a thorough and convenient clean.

FITNESS CENTRE

Our fully equipped facility features the latest in exercise technology, including cardio machines, strength training equipment, and a dedicated yoga and stretching area.



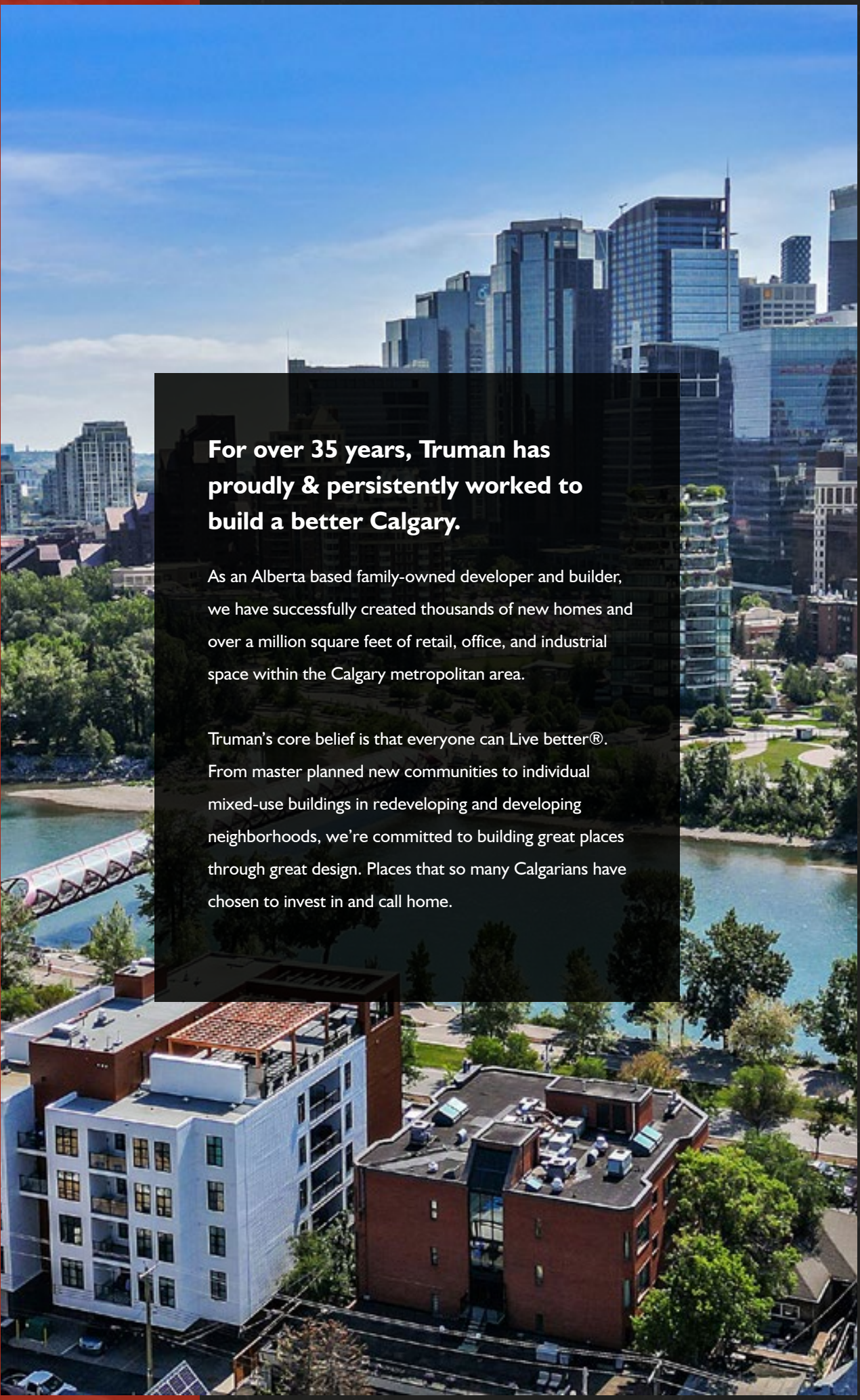
BIKE STATION

This amenity offers secure storage, repair tools, and a dedicated area for bike maintenance, providing everything you need for smooth and easy cycling around the city.

OWNER'S LOUNGE

This luxurious owner's lounge offers an inviting atmosphere for casual gatherings, private events, or simply unwinding after a long day.

Amenities

An aerial photograph of Calgary, Alberta, showing a mix of modern glass skyscrapers and older brick buildings. A river flows through the city, and a pedestrian bridge is visible in the lower left. The sky is blue with light clouds.

For over 35 years, Truman has proudly & persistently worked to build a better Calgary.

As an Alberta based family-owned developer and builder, we have successfully created thousands of new homes and over a million square feet of retail, office, and industrial space within the Calgary metropolitan area.

Truman's core belief is that everyone can Live better®. From master planned new communities to individual mixed-use buildings in redeveloping and developing neighborhoods, we're committed to building great places through great design. Places that so many Calgarians have chosen to invest in and call home.



Live better.® Live Truman.

