

# NOVELLA II



 TRUMAN





# NOVELLA





*location*



# heart of the new northeast

Cornerstone is a vibrant and well-established neighbourhood located in the northeast quadrant of Calgary. Known for its modern and sustainable design, Cornerstone offers a diverse and welcoming community for residents of all ages. The area is characterized by its wide, tree-lined streets, well-maintained parks, and thoughtfully planned green spaces, providing ample opportunities for outdoor activities and recreation. Cornerstone's commitment to environmental sustainability and smart urban planning makes it a desirable and sought-after neighbourhood in Calgary.





## go your own way

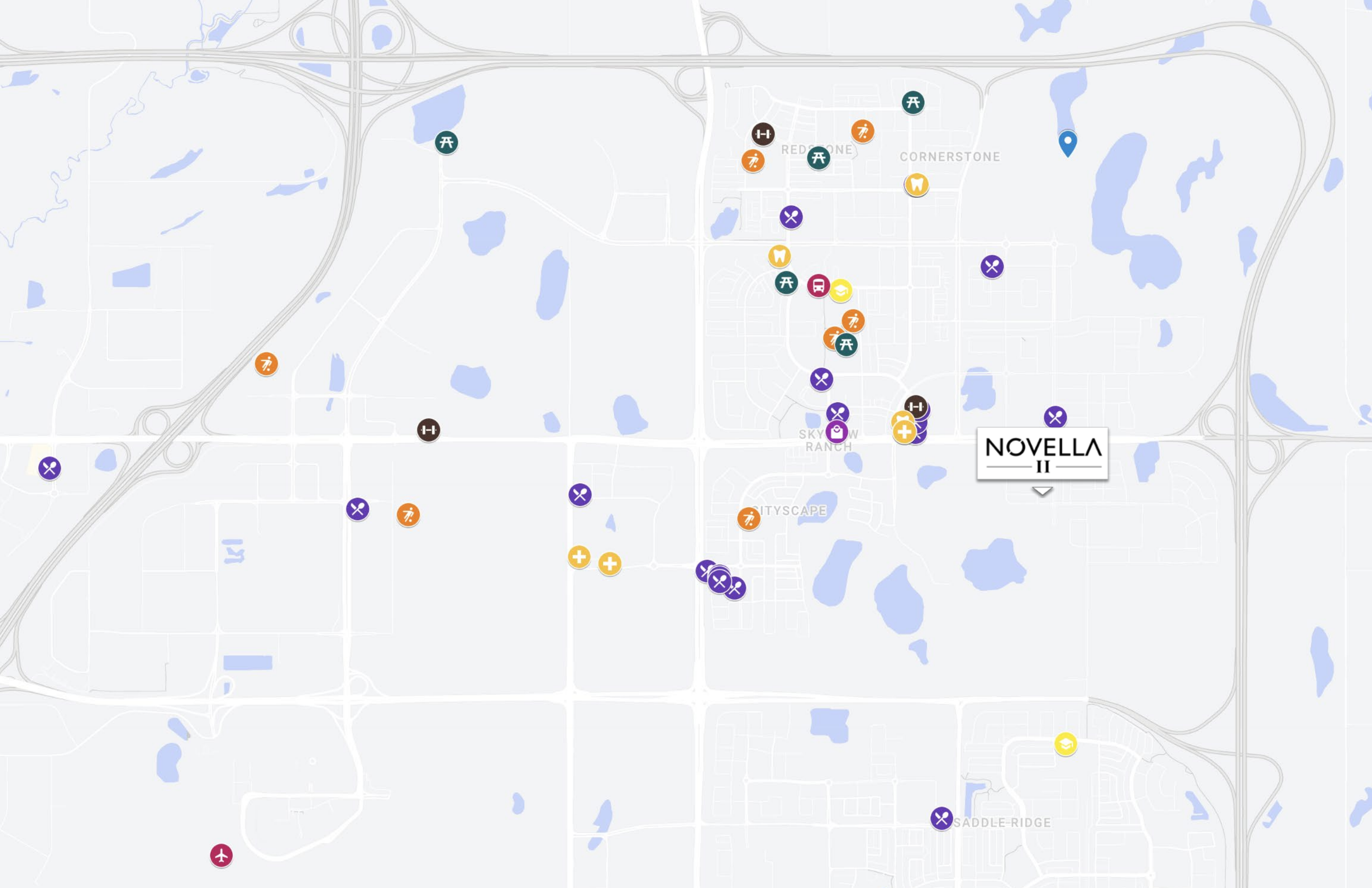
Whether you want to bike around the prairie pathways, stroll the neighbourhood while sipping an iced latte, or spend the day at an outdoor festival with food trucks at Prairie Winds Park – Cornerstone has it all – and commuting in and around the neighbourhood proves seamless with pathways weaving through the surrounding areas.

Take in a view of the prairies and Bow River with a ride along the Rotary Greenway that encircles the entire City of Calgary. Or try biking the paved pathways in and around your neighbourhood, exploring the many parks and admiring the quiet surroundings.

Want to explore more of the Northeast? Bike the pathways along the outskirts of the city, bringing you to many maintained and manicured recreational parks, that provide an array of amenities like picnic tables and tennis courts.











*lifestyle*





## retail + shopping



### DEERFOOT CITY

901 64<sup>TH</sup> AVENUE N.E.



### CROSSIRON MILLS

CROSSIRON BLVD



### SUNRIDGE MALL

2525 36<sup>TH</sup> STREET N.E.



### ROCKY MTN CHOCOLATE

CROSSIRON BLVD



### POOJAS'S BOUTIQUE

4310 104<sup>TH</sup> AVENUE N.E.



### LUXE JEWELRY STUDIO

9600 68<sup>TH</sup> STREET N.E.





## DEERFOOT CITY

901 64<sup>TH</sup> AVENUE N.E.

Deerfoot City is a master-planned retail destination featuring countless restaurants, shops, and entertainment.

12 MIN DRIVE



## SUNRIDGE MALL

2525 36<sup>TH</sup> STREET N.E.

North Calgary's largest shopping center with over 150 top brand name stores and services.

20 MIN DRIVE



## ROCKY MNT CHOCOLATE

CROSSIRON BLVD

Get that 'kid in a chocolate shop' feeling again. We believe the experience of watching our products made it is just as delightful as eating them.

10 MIN DRIVE



## POOJAS'S BOUTIQUE

4310 104<sup>TH</sup> AVENUE N.E.

Bringing South Asian fashion home – offering a wide range of bridal wear, casual & formal wear such as Lehenga Choli, Sarees, Suits, along with custom jewelry and shoes.

8 MIN DRIVE

## LUXE JEWELRY STUDIO

9600 68<sup>TH</sup> STREET N.E.

Luxe Jewelry Studio specializes in non-bridal jewelry, with many options available as to colours, size and design within your budget!

5 MIN DRIVE



# dining favourites



**BARBURRITO**  
FRESH TEX-MEX



**CAL CITY PIZZA**  
HANDMADE PIZZA



**KINJO SUSHI**  
JAPANESE HOMESTYLE



**SPICE ROOM**  
TRADITIONAL INDIAN



**KUNG FU TEA**  
BUBBLE TEA

## BARBURRITO

1155 CORNERSTONE BLVD N.E.

Ever since we opened the first Barburrito in Toronto in 2005, we've built on our reputation of offering great quality Tex-Mex food, fresh, fast, and without compromise. We may not be the only burrito in town, but we've certainly raised the bar. Find out what you've been missing at Barburrito.

4 MIN DRIVE | 12 MIN WALK







## CAL CITY PIZZA

630 REDSTONE DR N.E.

Discover the irresistible world of Cal City Pizza, where each slice is a delightful masterpiece crafted with passion and love. With locations across British Columbia, Alberta, Manitoba, and Ontario, we pride ourselves on delivering the finest ingredients to create mouthwatering flavors that will leave your taste buds dancing. Come and experience a warm and welcoming atmosphere where you can indulge in the joy of exceptional pizza that will keep you coming back for more!

3 MIN DRIVE | 12 MIN WALK



## KINJO SUSHI

11135 14<sup>TH</sup> N.E.

Kinjo Sushi Calgary has proudly been serving Calgary Sushi since 2005. Fast forward to today and we're still offering the same great experience at 6 locations throughout Calgary. At Kinjo Sushi & Grill, we offer authentic Japanese food, including Sushi, Tempura, Teriyaki and varieties of Japanese home-style dishes and delicacies. We source all of our ingredients from the best providers to ensure you're getting the freshest Sushi Calgary.

10 MIN DRIVE



## SPICE ROOM

6004 COUNTRY HILLS BLVD N.E.

Spice Room stands for happiness & light unique arrangements influenced by ancient Indian traditions. We serve and impress our customers with our online and takeaway service. Enjoy a spellbinding mix of old and new with effortlessly charming staff and luscious mouth-watering food that will make you want to come back for more.

4 MIN DRIVE | 20 MIN WALK



## KUNG FU TEA

6004 COUNTRY HILLS BLVD N.E.

At Kung Fu Tea we combine true skills and genuine passion to create exceptional bubble tea experiences for our valued customers. From the basics to the final pour, each step is carefully executed with precision and care. Join us in embracing the art of bubble tea and taste the difference that true dedication brings to every delightful sip.

4 MIN DRIVE | 20 MIN WALK





# *city of green*



**ROTARY GREENWAY**  
URBAN PATHWAYS



**NOSE CREEK PARKWAY**  
EXPERIENCE NATURE IN THE CITY



**PRAIRIE WINDS PARK**  
OUTDOOR ACTIVITY DESTINATION



**MCCALL LAKE GOLF COURSE**  
HOME OF FAMILY GOLF

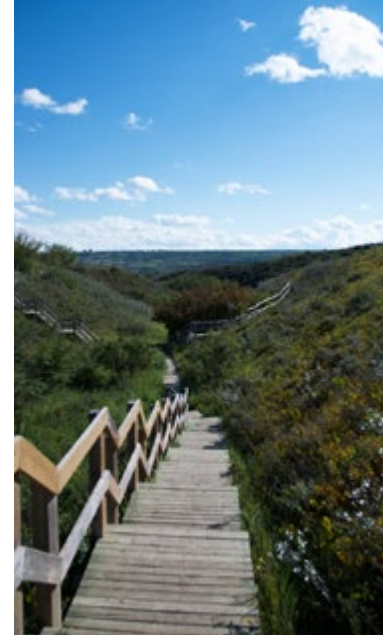
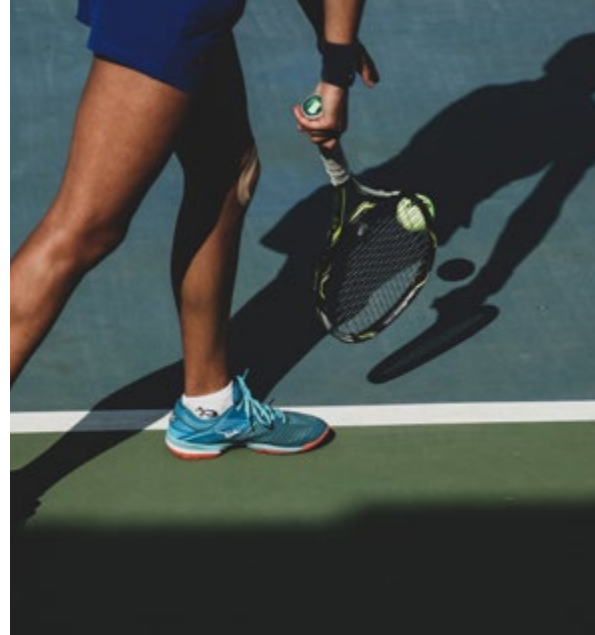


**HARVEST HILLS GOLF CENTRE**  
DRIVING RANGE & MINI GOLF



**THE CANAL AT DELACOUR**  
18 HOLE CHAMPIONSHIP LINKS STYLE





## *parks + pathways*

### **ROTARY GREENWAY**

128 AVENUE N.E.

The Greenway is a 145km urban pathway system that encircles the entire City, connecting over 55 communities.

3 MIN DRIVE

### **NOSE CREEK PARKWAY**

300 BEDDINGTON TRAIL N.E.

73-hectare park with an off-leash area for dogs as well as an extensive network of trails & paths.

15 MIN DRIVE

### **PRAIRIE WINDS PARK**

223 CASTLERIDGE BLVD. N.E.

This beautiful park is a one stop shop for all outdoor activities, featuring a playscape, wading pool, two skating rinks, tennis courts, cricket pitch & more.

14 MIN DRIVE

## *golf courses*

### **MCCALL LAKE GOLF COURSE**

1600 32<sup>ND</sup> AVENUE N.E.

McCall Lake is an oasis in the middle of the city. It has two putting greens, a chipping area, driving range, clubhouse with a licensed snack bar, basic golf supplies, and offers golf lessons.

14 MIN DRIVE

### **HARVEST HILLS GOLF CENTRE**

999 COUNTRY HILLS BLVD

Harvest Hills Golf Centre is a public driving range opened year round and a 18 hole mini golf. This facility is open to families and people of all ages!

13 MIN DRIVE

### **THE CANAL AT DELACOUR**

253200 RANGE ROAD 280

Enjoy our country atmosphere, challenging links style golf course, beautiful undulating greens, manicured fairways and great service from our dedicated staff.

12 MIN DRIVE



6

BUILDINGS

38

UNITS

\$500's

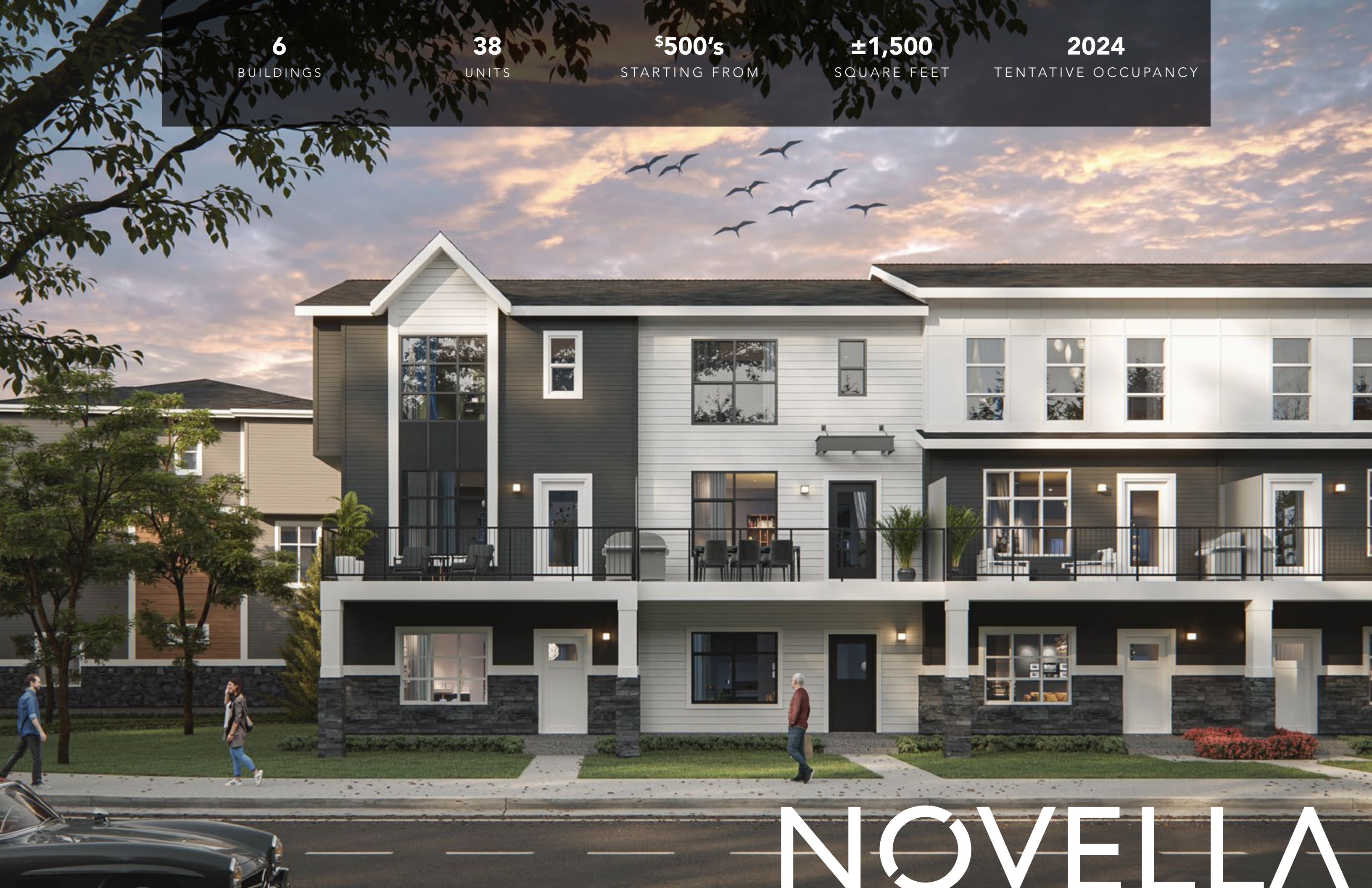
STARTING FROM

±1,500

SQUARE FEET

2024

TENTATIVE OCCUPANCY



NOVELLA





# unit specs

## 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 are 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 featuring our *L.A Color Palette*
- Approximately 9 FT 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 energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames 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 imported ceramic tile with custom set full height kitchen backsplashes
- Custom made brushed metal door hardware
- Versatile easy access cutlery drawer
- Deep drawer for pots and pan
- High end energy saving stainless steel appliances including dishwasher, microwave with integrated hood fan, electric stove and integrated fridge

## The Bathrooms

- Custom TRUspace™ contemporary kitchen cabinetry featuring soft close doors & drawers, textured finishes and integrated storage
- Polished quartz hard surface eased edge countertops
- Contemporary imported ceramic tile with custom set full height kitchen backsplashes











For over 35 years, Truman has proudly and 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 make an investment and call home.



BUILDING  
**CALGARY'S  
BEST**



NOVELLA  
— II —



TRUMAN

TRUMANHOMES.COM