



The Ashford

AT ARBOUR LAKE

Building 1

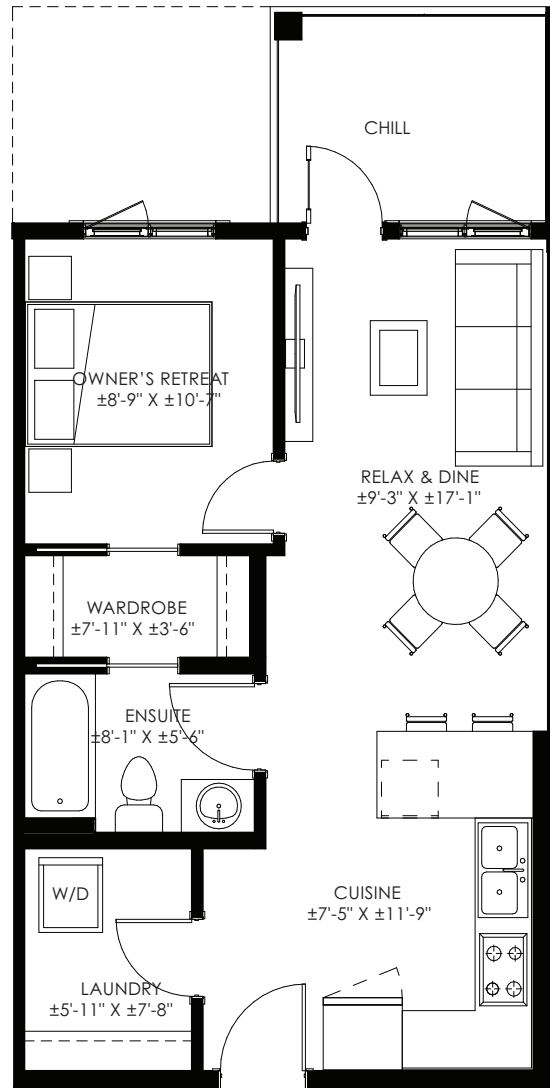


The Luxury You Deserve



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. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.

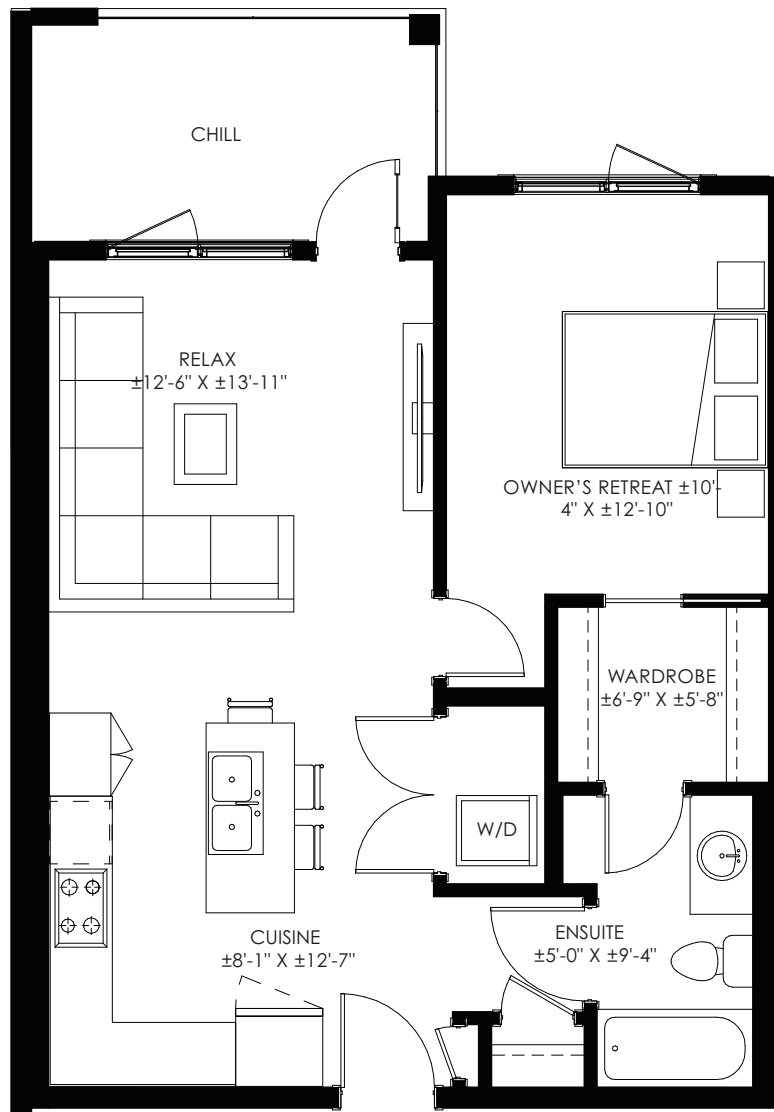




TRIBECA / 1 BEDROOM / ± 577 SQFT

LAYOUT MAY BE REVERSED.

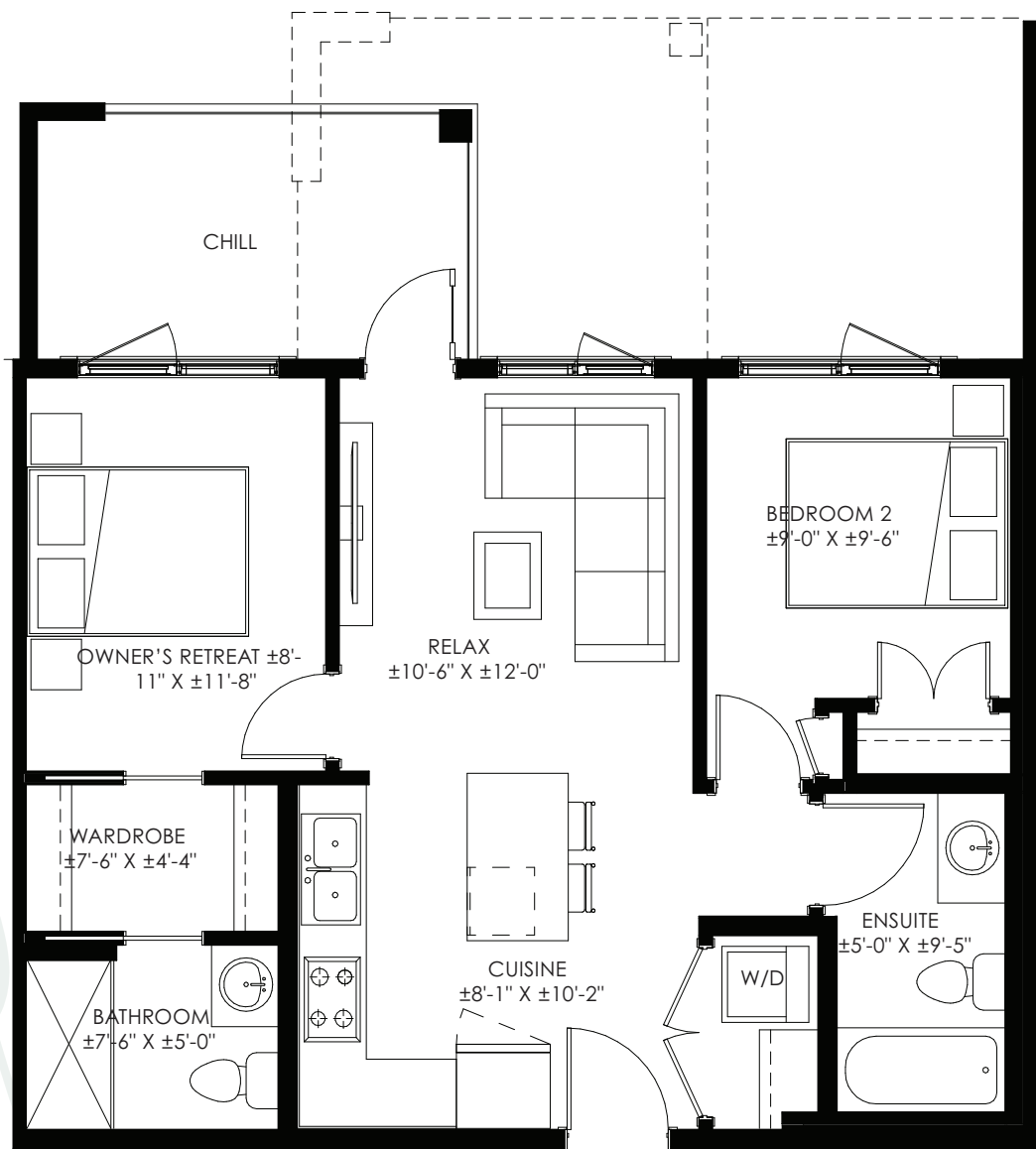
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CHELSEA / 1 BEDROOM / ± 690 SQFT

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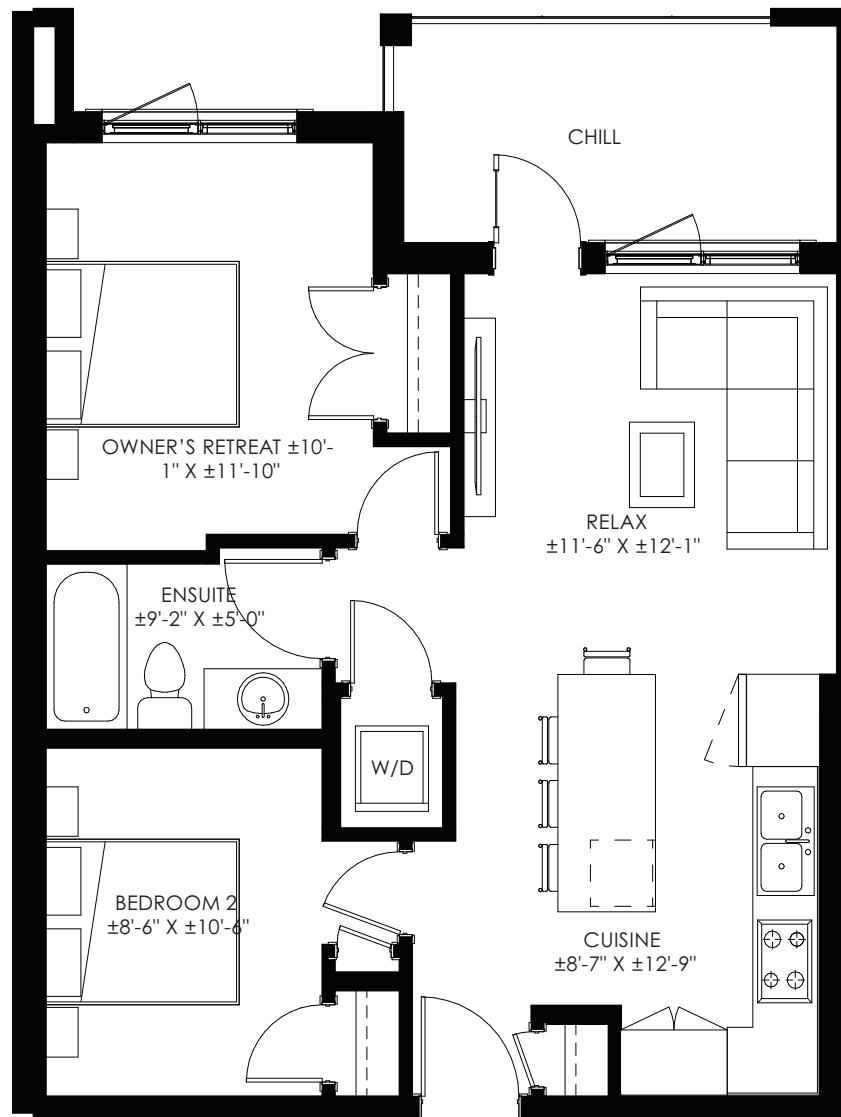
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MIDTOWN / 2 BEDROOMS / ± 702-709 SQFT

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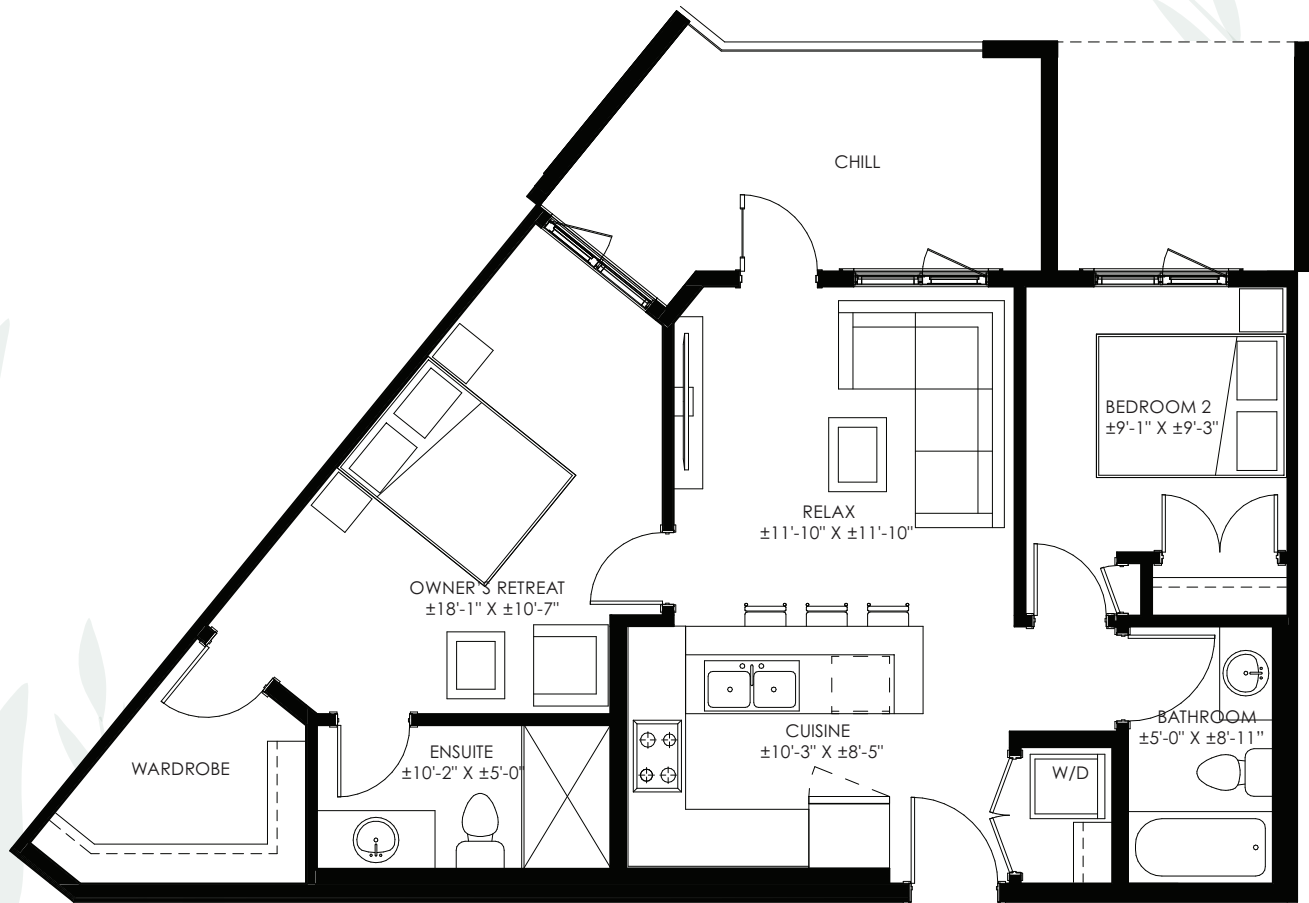


SOHO / 2 BEDROOMS / ± 709 SQFT

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Gramercy A

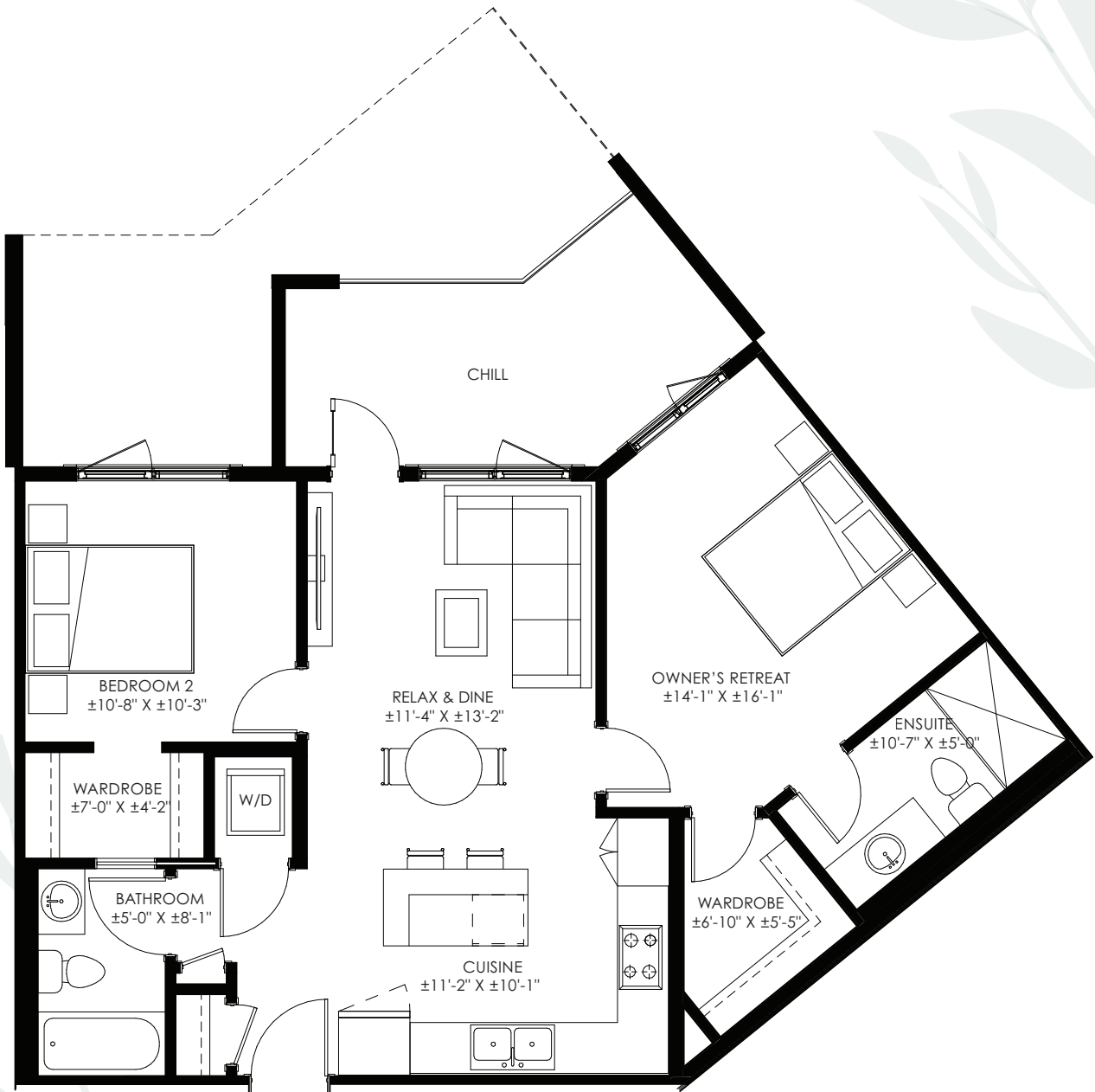


GRAMERCY A / 2 BEDROOMS / ± 819 SQFT

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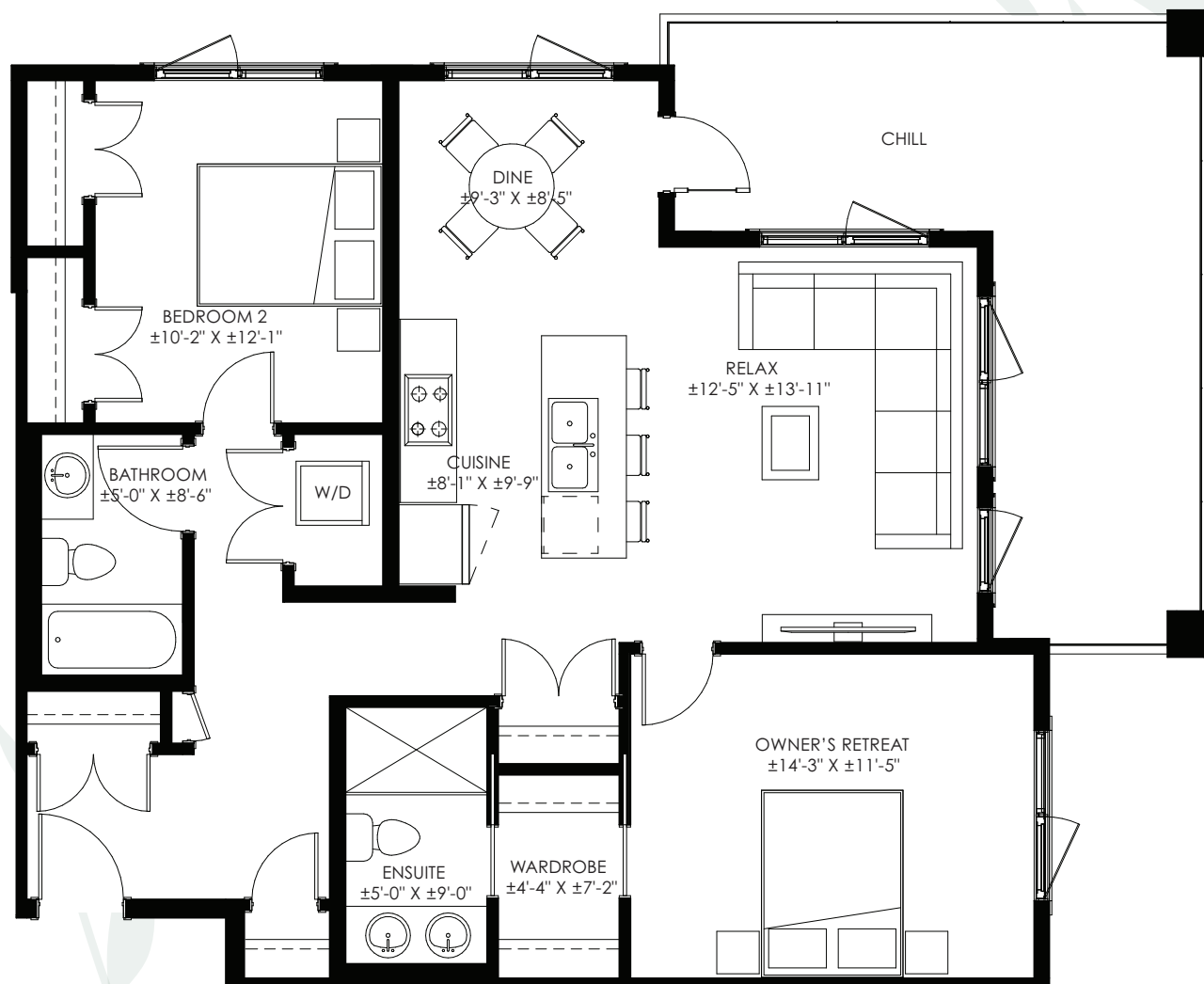
Gramercy B



GRAMERCY B / 2 BEDROOMS / ±901 SQFT

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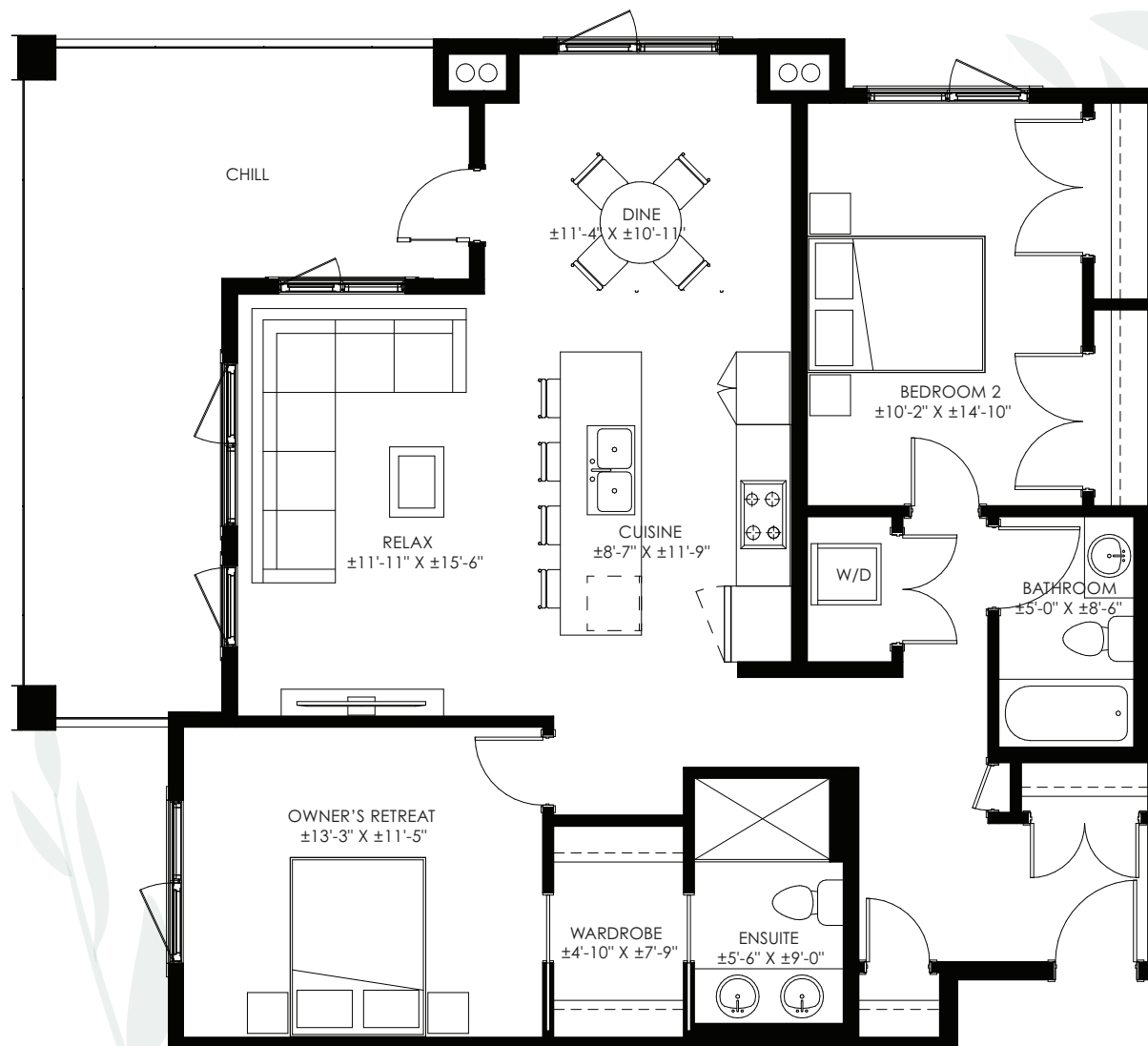
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PARK B / 2 BEDROOMS / ± 1,064 SQFT

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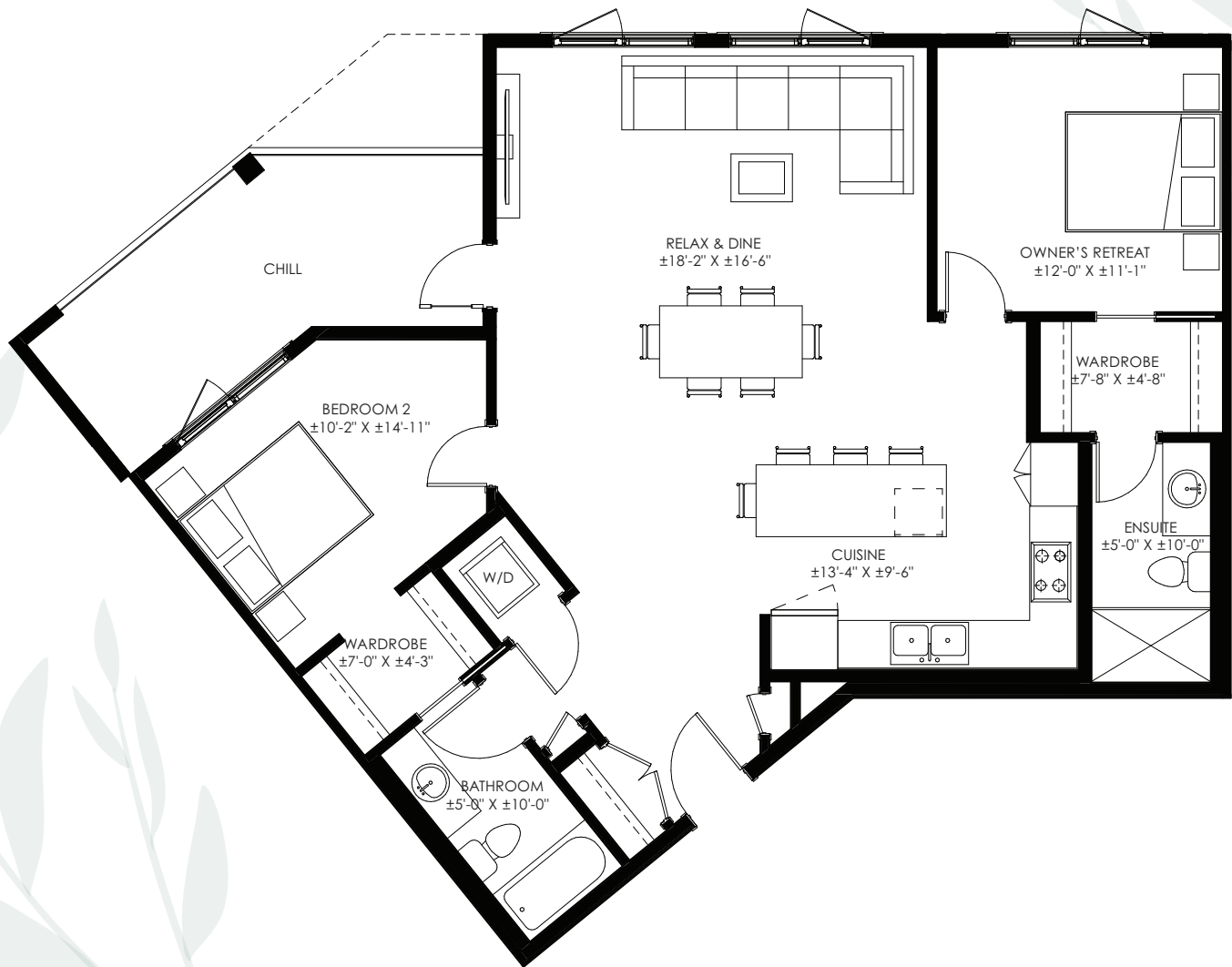


PARK C / 2 BEDROOMS / ± 1,178 SQFT

LAYOUT MAY BE REVERSED.

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Gramercy D

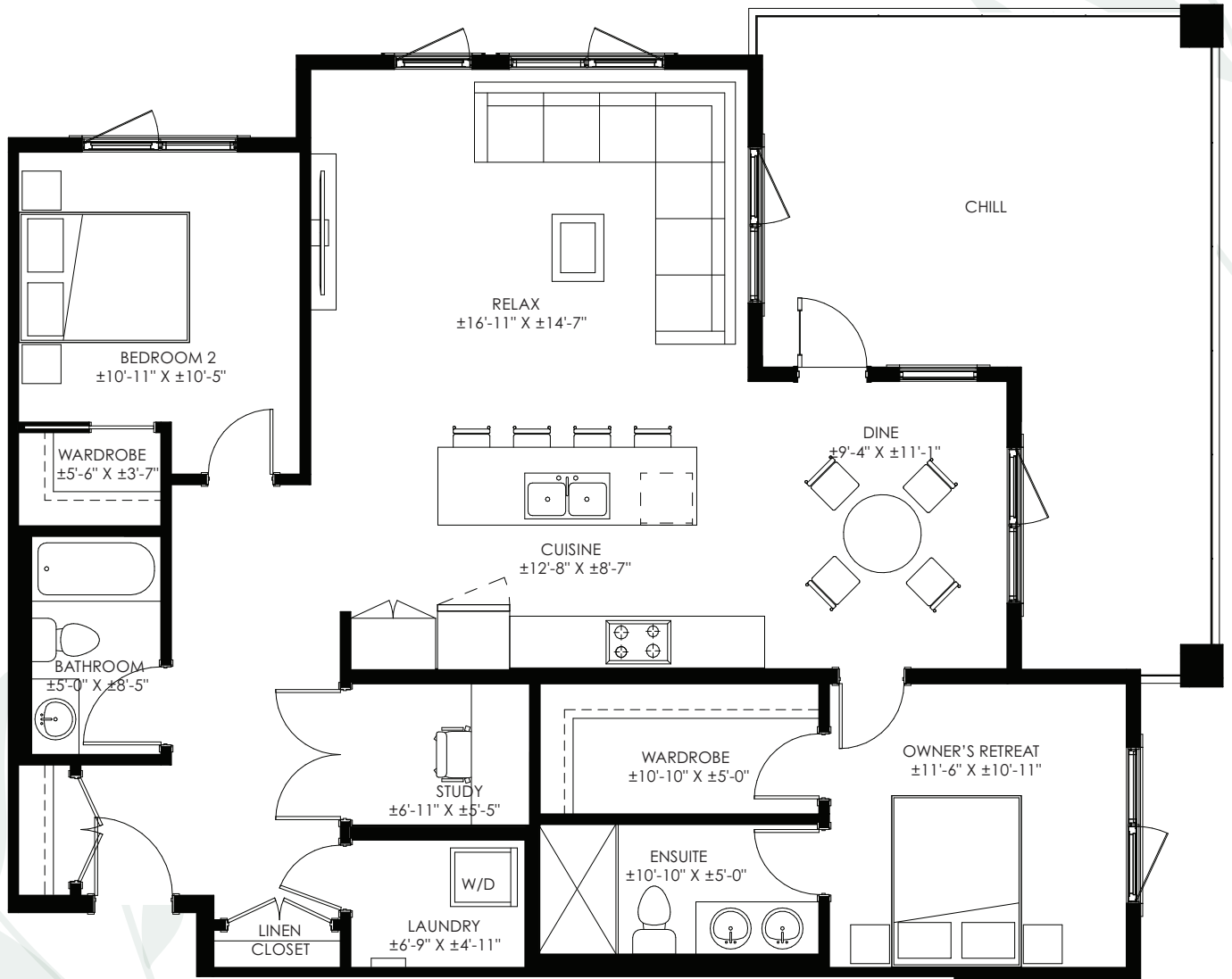


GRAMERCY D / 2 BEDROOMS / ± 1,173 SQFT

LAYOUT MAY BE REVERSED.

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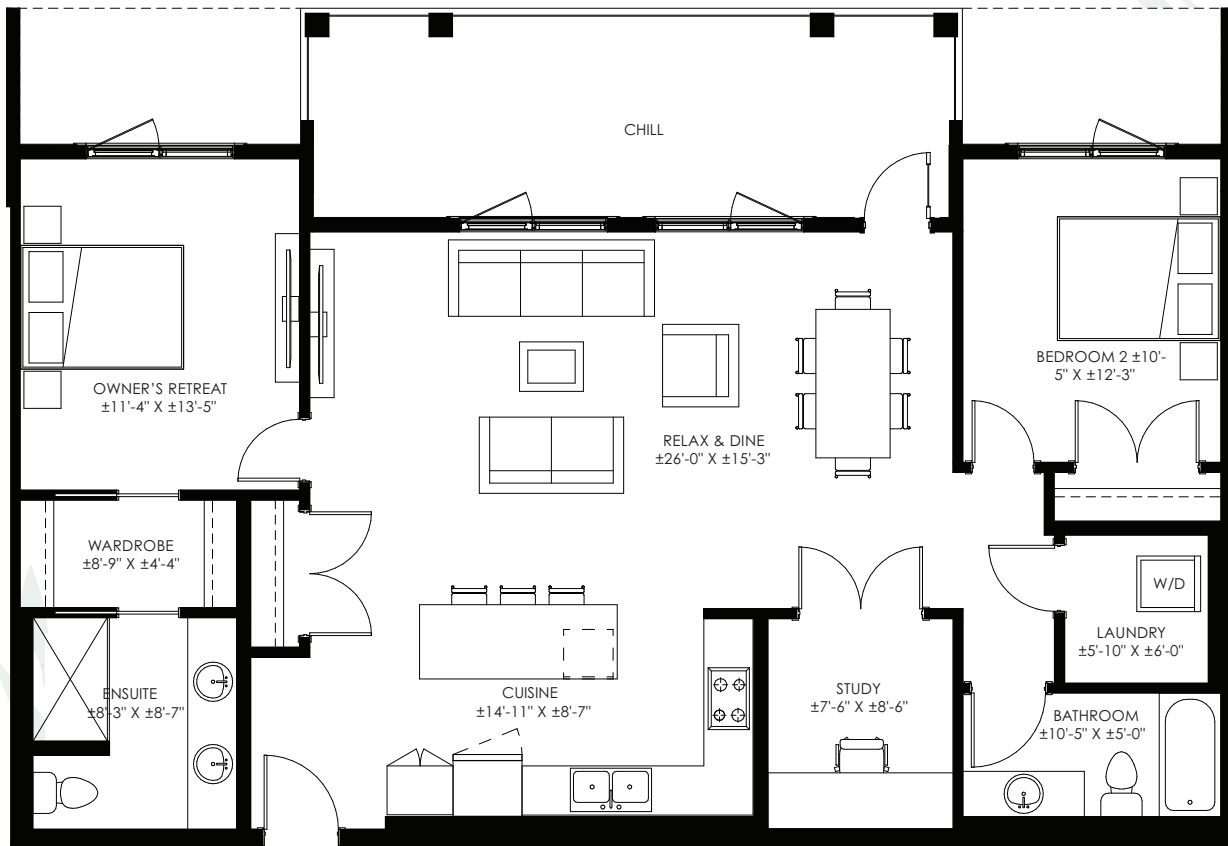
Lexington



LEXINGTON / 2 BEDROOMS / $\pm 1,270$ SQFT

LAYOUT MAY BE REVERSED.

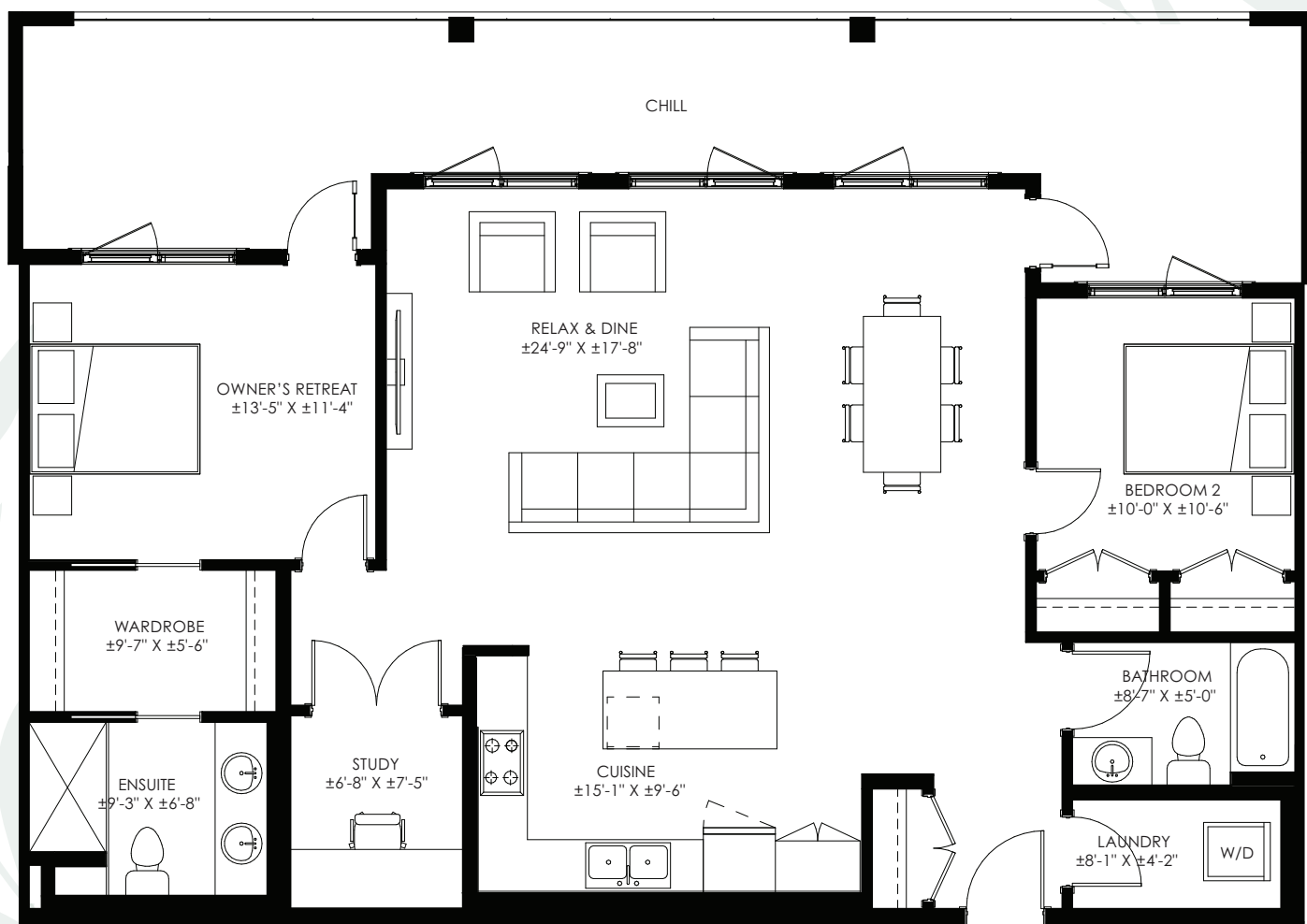
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BROADWAY / 2 BEDROOMS / ± 1,321 SQFT

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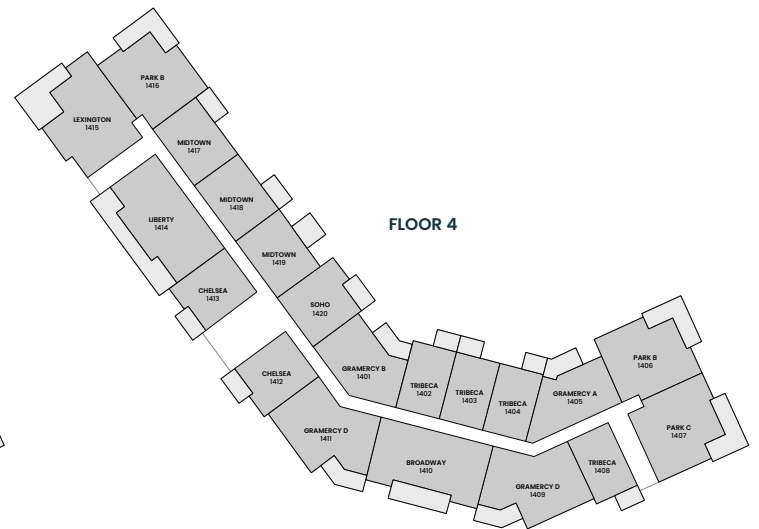
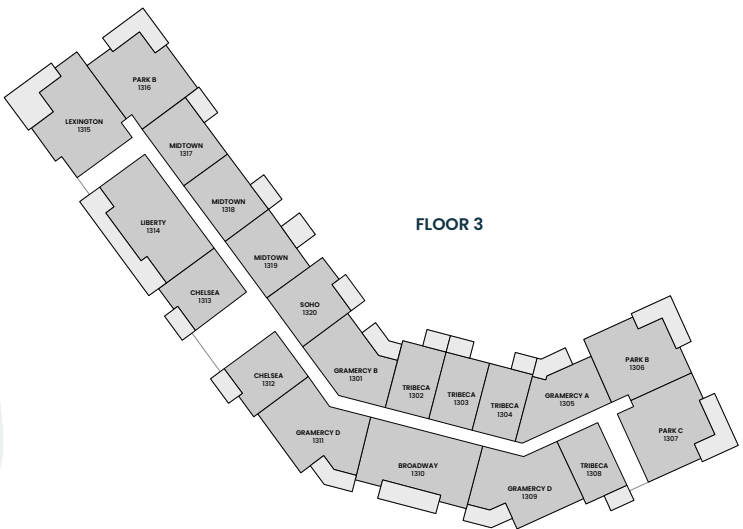
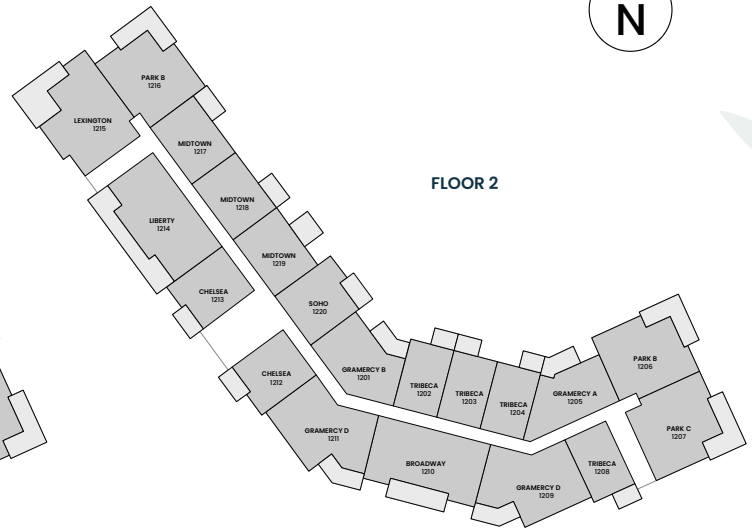
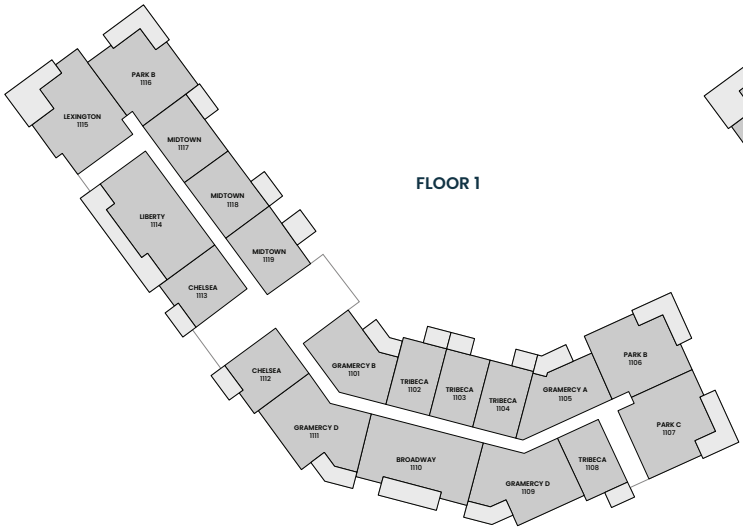


LIBERTY / 2 BEDROOMS / ± 1,357 SQFT

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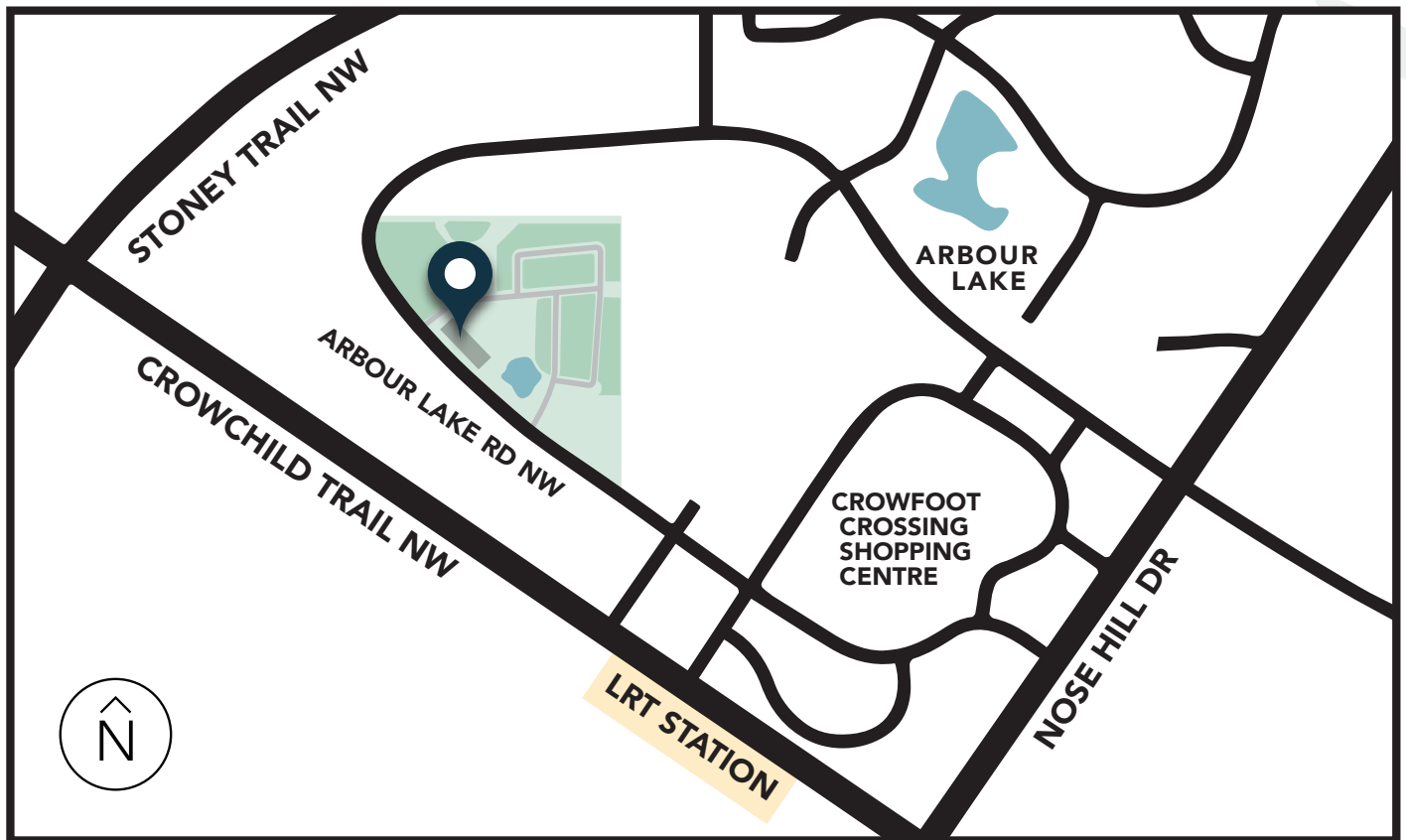
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Floorplate



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Community Map



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BEAUTIFULLY DESIGNED PROJECT

- Built by Multi-Family award winning builder Cove Properties
- Outstanding location in a vibrant established lake community
- Easy access to all shopping and amenities, mountains, Stoney Trail, Foothills Hospital, Children's Hospital, LRT Station, Crowfoot Crossing with over 50 stores, 273,000ft² of retail
- Lake access and amenities

STRUCTURE

- Reinforced, concrete foundation walls, slab on grade and structural slab
- Parkade exterior walls wrapped with hot applied membrane, drainage mat and weeping tile below
- Industry leading sound dampening construction techniques and materials to minimize airborne and impact transfer throughout the building, such as Gyp-concrete topping on wood flooring structure, R-20 insulation in joist cavities, resilient sound bar, 2 layers of 5/8 drywall on ceilings, 2 layers of 5/8 drywall and R-24 Batt insulation in corridor walls, and double party wall construction with R-24 insulation between suites

EXTERIOR BUILDING FINISHES

- High Performance Hardie cement board panels with 10mm rainscreen system, with brick accents, and Lux siding
- Energy efficient, clear thermal high performance, maintenance free windows with baked acrylic finishes
- Vinyl deck membrane on balconies
- Extensively landscaped grounds, including an underground irrigation system

FUNCTIONAL DESIGN

- Four-storey wood frame construction with 9' ceilings on every floor
- Designed by award winning architect, Abugov Kaspar Architecture
- Maintenance free aluminum and glass railings on all balconies and patios
- Surface level visitor parking
- Condominium fees provide a maintenance free lock and leave lifestyle.
- Spacious oversized balconies/patios with gas barbecue bibs
- Surface and underground parking included with every suite
- EV options available

BUILDING SECURITY

- Building access via access control systems (key FOB access)
- Brightly illuminated heated underground parking garage, ventilated and protected by an NFPA sprinkler system. Ramp is also heated for a non-slip driveway in the winter months
- State of the art security cameras in the lobby, front entry and parking garage, along with parabolic mirror for greater visibility of pedestrians and vehicles
- Safe City parkade including painted walls, columns and ceilings
- Individually coded FOB system
- Dedicated lockable bike storage in parkade

INTERIOR FINISHES IN COMMON AREAS

- High speed elevator service to parkade, lobby and all floors
- Stairwells located at ends of buildings
- Tiled lobby entrance, with central fireplace and well appointed furniture & designer decor
- Flushmount mailboxes in lobby
- Textured commercial carpet throughout corridors
- Secure entrance with keypad and camera system

WINDOWS

- Energy efficient Low E, acrylic wrapped maintenance free windows
- All vented windows have screens
- Casement or fixed windows as per architectural design

HVAC, PLUMBING AND ELECTRICAL FEATURES

- Radiant in floor heating throughout suite
- Fireplaces and Air Conditioning units optional in all suites
- PEX plumbing pipe for all domestic water supply lines, for quieter plumbing operations
- Safety and pressure-balancing mixing valves for tubs and showers
- ERV fresh air intake system in every unit, allowing for better temperature & humidity control, and heightened air circulation
- Individual suite electrical metering for maximum energy savings, coupled with individual thermostat for temperature control
- Dedicated data centers in every suite
- Structured wiring for Shaw or Telus Optic High Speed fibre optics networks
- USB plug
- In-suite NFPA fire protection system with hardwired smoke and carbon monoxide detectors

HOME WARRANTY AND MAINTENANCE

- 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

GOURMET KITCHENS

- Stainless steel appliances included in every suite, with upgrade options available
- High-end energy-saving stainless steel appliances including counter depth French door refrigerator, 30" stove, wifi capable, dual element oven with rapid boil and steam clean. Ultra quiet dishwasher with hidden integrated controls, leak and overflow sensors. 1.7 cu over-the-range microwave with eco mode setting and auto menu. Chimney hood and built-in microwave options available
- Oversized, flat surface eating bars for optimizing space and prep area
- Numerous upgrade options available
- 1 1/4" eased edge Luxury Quartz countertops. Quartz backsplash and waterfall edge upgrade available
- Select from a curated collection of luxury backsplash options
- Contemporary kitchen cabinetry with soft close doors and drawers. Thoughtfully designed to include a bank of pots and pans drawers
- Full-height cabinetry with ceiling filler available for a custom feel

SPA-INSPIRED BATHROOMS

- 5' soaker tub with full designer tile surround
- 5' walk-in shower stall with 6mm glass shower door
- Fully tiled shower surround with designer tile and 10 mm door, upgrades available
- Contemporary cabinetry featuring soft close doors & drawers, upgrades available
- 1 1/4" Luxury Quartz countertops with porcelain undermount sink for optimum counter space, upgraded colour options available
- Custom full length mirrors above vanity
- Several plumbing upgrades to choose from
- Contemporary bath hardware and accessories
- Environmentally conscious fixtures, shower heads and toilets

ADDITIONAL SUITE INTERIOR DETAILS

- Integrated, alarmed fire protection system with carbon monoxide and smoke detectors
- 4 magazine-worthy professionally designed interior colour palettes to choose from
- In-Suite front loading laundry set
- Contemporary, sleek painted baseboards, door frames & casings
- Ample closet and storage (as per plan)
- Beautiful, contemporary energy efficient LED lighting throughout
- Optional Luxury Vinyl Plank with multiple acoustic underlay layers for optimum comfort and quiet
- Custom designed entry doors with security view-hole

Site Plan



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