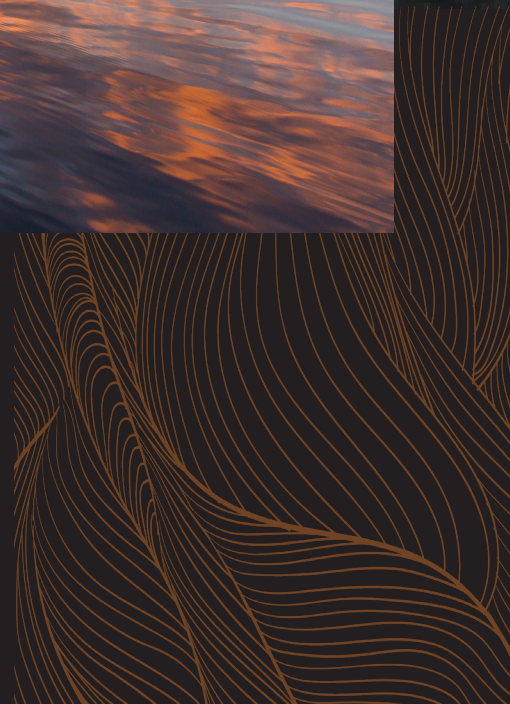


# elevate

AT OAKRIDGE



Open & expansive  
single level homes



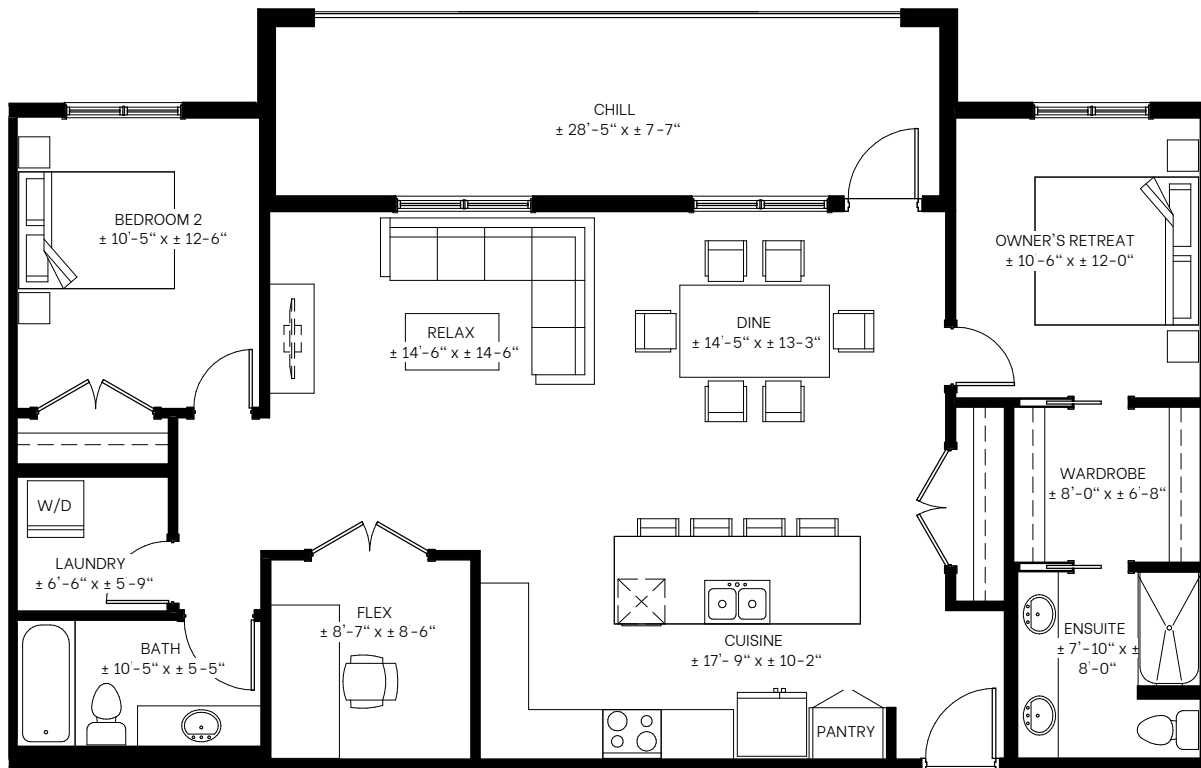


In the heart of  
**Oakridge**

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.

# Broadway A

elevate  
AT OAKRIDGE

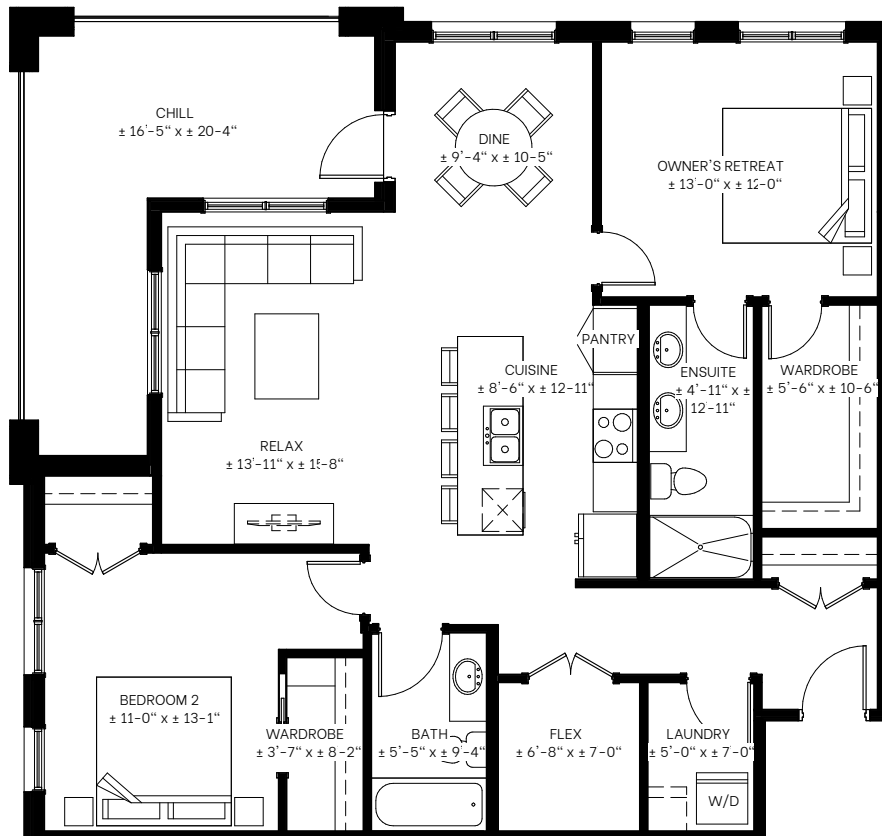


## Broadway A

2 BEDROOMS + FLEX / ± 1,349 SF

LAYOUT CAN BE REVERSED

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## Park B

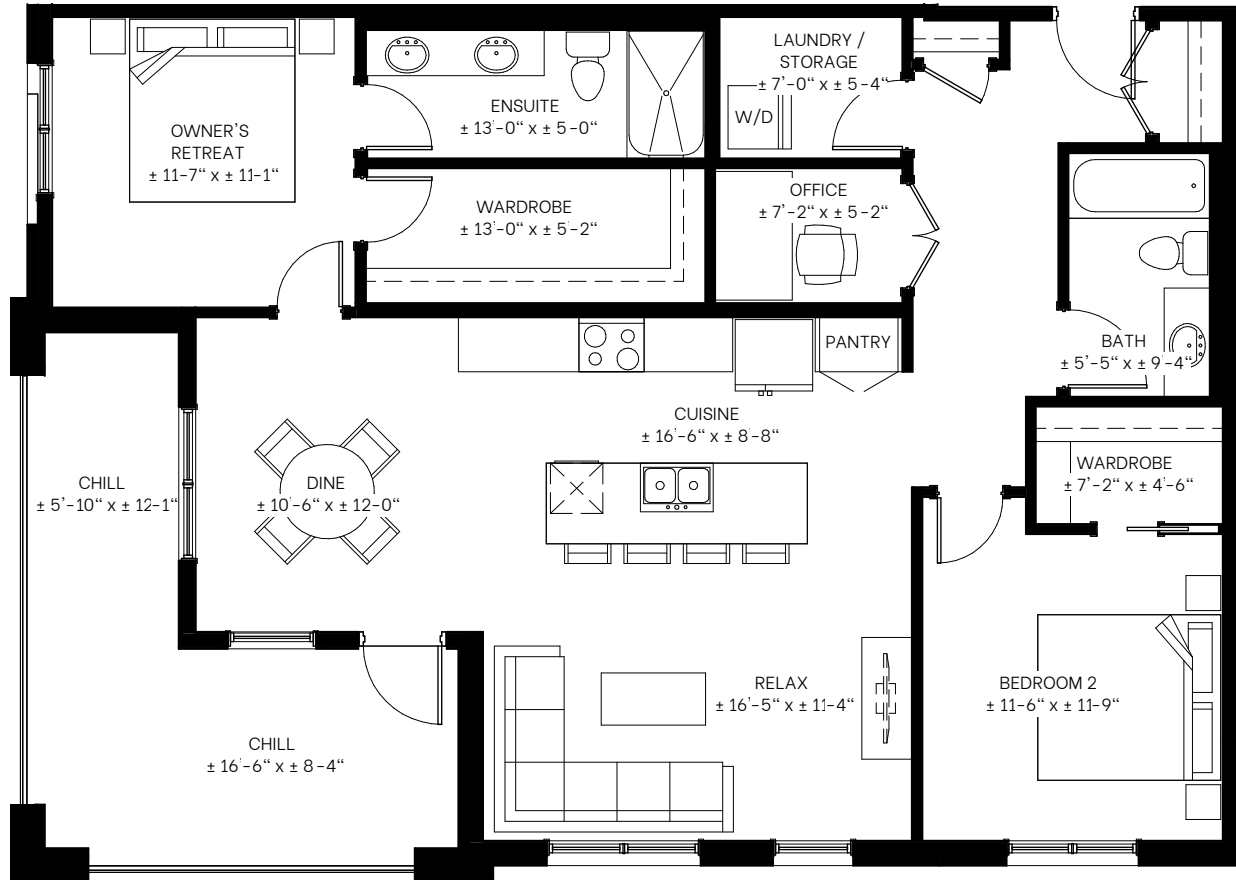
2 BEDROOMS / ± 1,295 SF

LAYOUT CAN BE REVERSED

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.

# Lexington B

elevate  
AT OAKRIDGE



## Lexington B

2 BEDROOMS + OFFICE / ± 1,285 SF

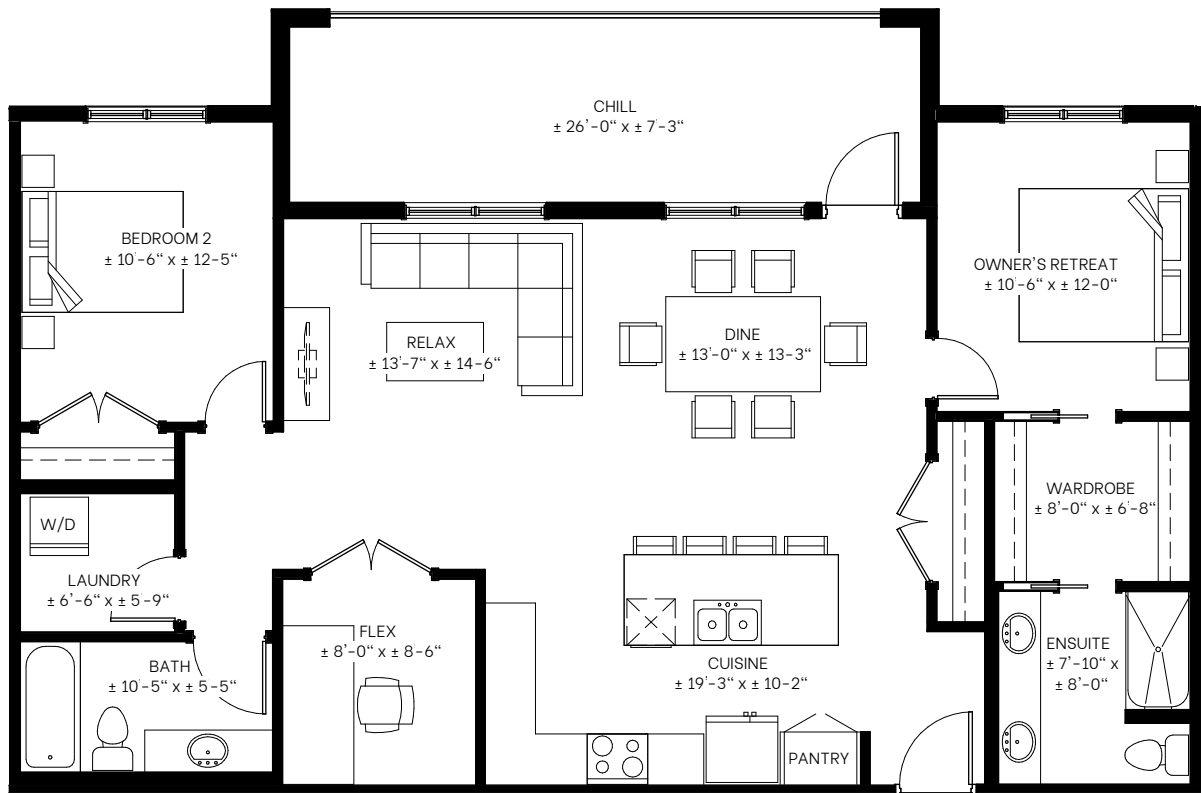
LAYOUT CAN BE REVERSED

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 COVE PROPERTIES  
FOUNDATION • STRENGTH • HISTORY

# Broadway B

elevate  
AT OAKRIDGE

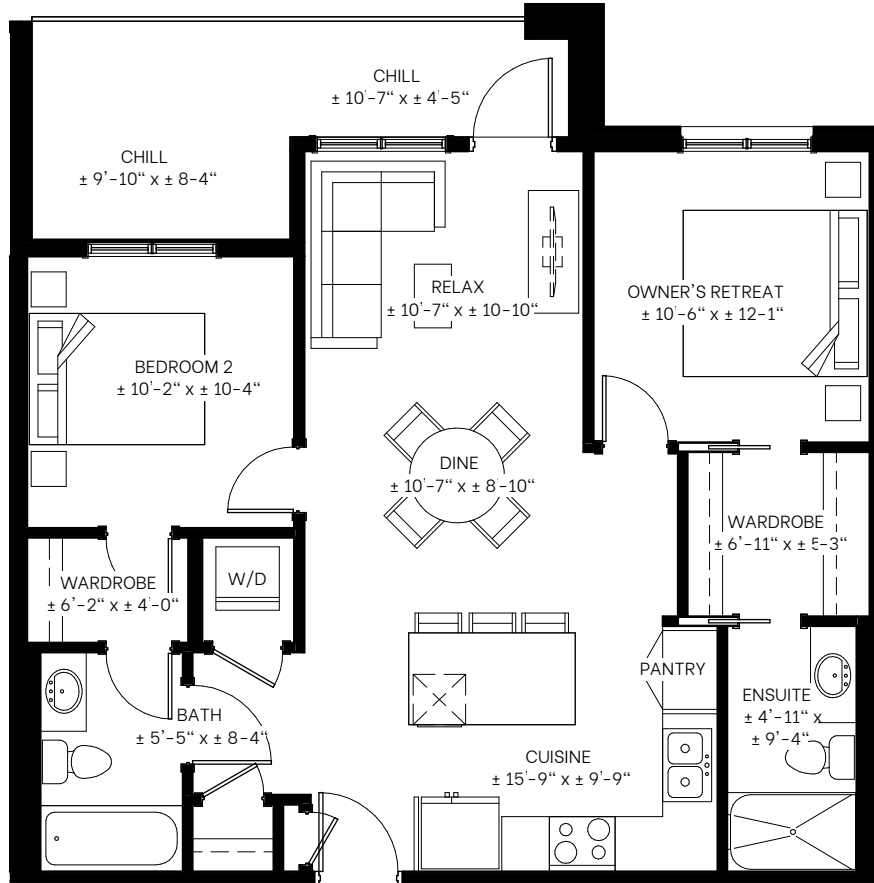


## Broadway B

2 BEDROOMS + FLEX / ± 1,294 SF

LAYOUT CAN BE REVERSED

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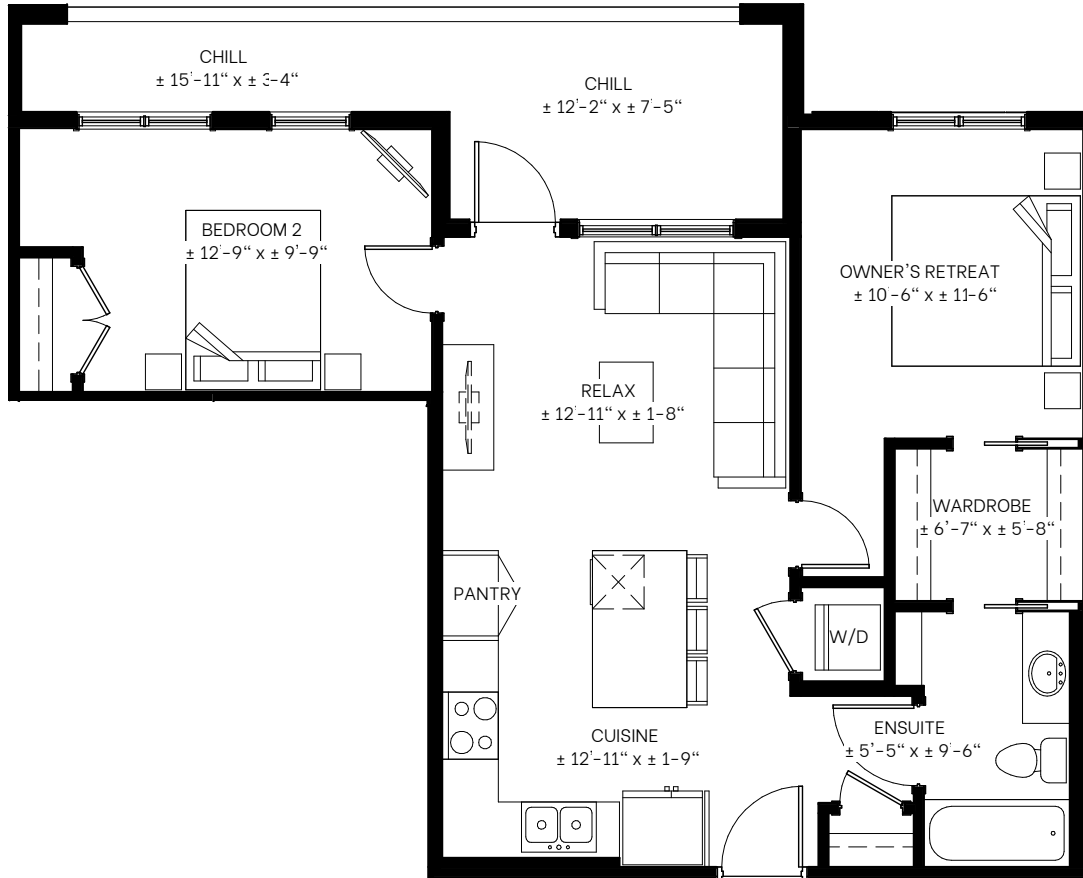


## Gramercy

2 BEDROOMS /  $\pm 893$  SF

LAYOUT CAN BE REVERSED

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## Midtown B

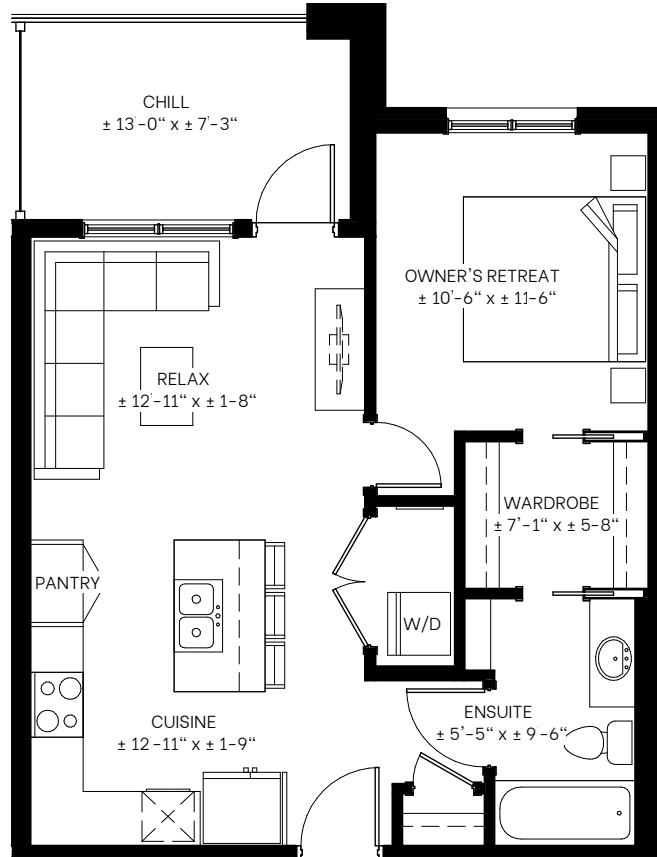
2 BEDROOMS /  $\pm 816$  SF

LAYOUT CAN BE REVERSED

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# Midtown A (option 1)

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## Midtown A (option 1)

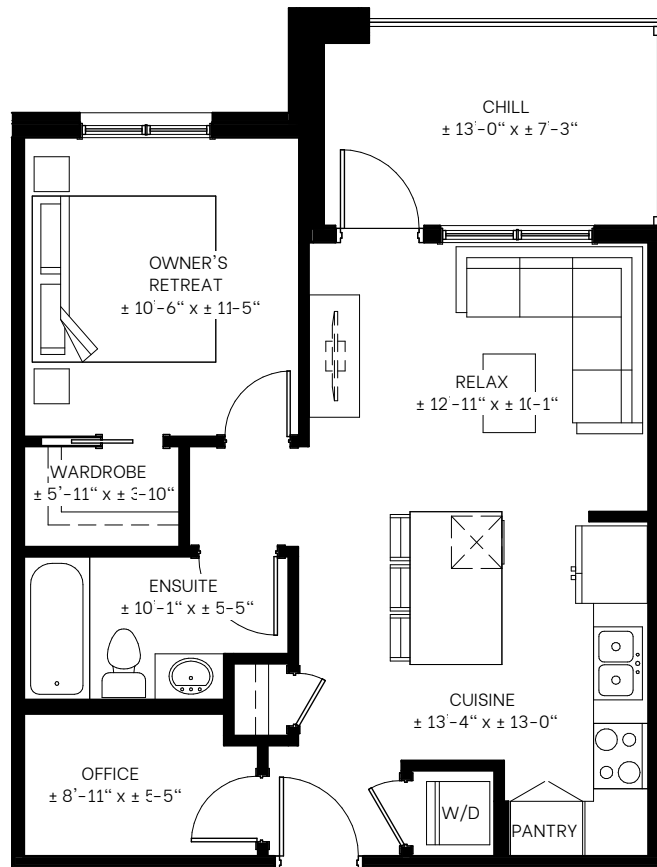
1 BEDROOM / ± 647 SF

LAYOUT CAN BE REVERSED

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# Midtown A (option 2)

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AT OAKRIDGE

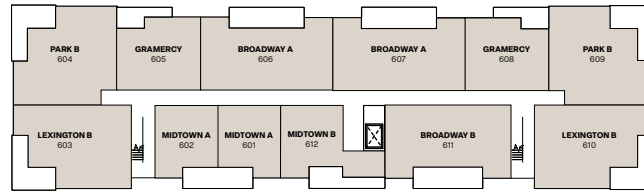


## Midtown A (option 2)

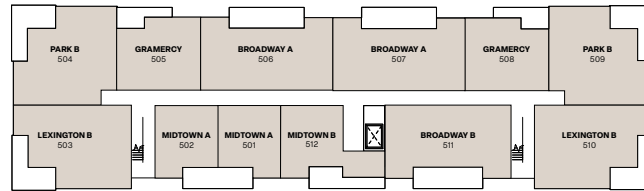
1 BEDROOM + OFFICE / ± 647 SF

LAYOUT CAN BE REVERSED

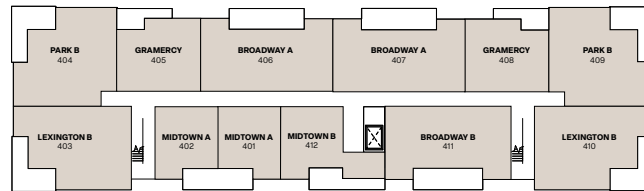
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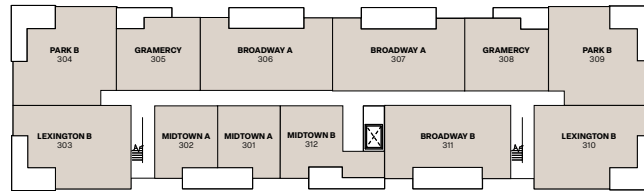
SIXTH FLOOR



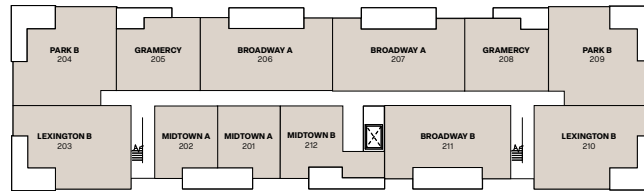
FIFTH FLOOR



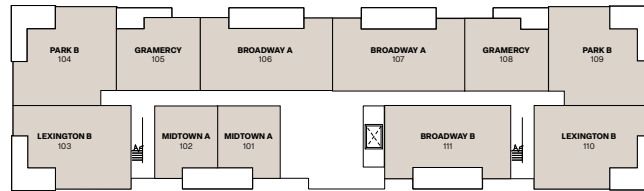
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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# Site Plan

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AT OAKRIDGE



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 COVE PROPERTIES  
FOUNDATION • STRENGTH • HISTORY

## BEAUTIFULLY CRAFTED MODERN LIVING

Developed by the award-winning team at Cove Properties, this exceptional multi-family residence combines elevated design, superior craftsmanship, and an outstanding location within one of Calgary's most vibrant and connected communities. Easy access to all shopping, with the CO-OP Grocery Store right at your doorstep, and amenities, mountains, Stoney Trail, Rockyview Hospital, Glenmore Reservoir, Weaselhead and Fish Creek Parks, Glenmore Sailing Club, Heritage Park, and downtown Calgary.

## STRUCTURAL EXCELLENCE

- Reinforced concrete foundation walls, slab-on-grade construction, and structural slabs
- Advanced parkade waterproofing system featuring hot-applied membrane, drainage mat, and below-grade weeping tile
- Industry-leading sound attenuation systems designed to minimize airborne and impact noise transfer between residences, including:
  - Gypcrete floor topping throughout
  - Fully filled joist cavities with blown fiberglass insulation
  - Resilient sound bar systems
  - Double layers of 5/8" drywall on ceilings and corridor walls
  - R-24 batt insulation throughout shared wall assemblies
  - Double party-wall construction with staggered stud framing with 1" air-gap separation between suites

## ARCHITECTURALLY DESIGNED EXTERIORS

- Contemporary exterior featuring premium Hardie cement board panels with 10mm rainscreen system, brick accents, and Hardie siding
- Energy-efficient, CSA-approved thermal windows with Low-E double-glazed glass and bonded acrylic finishes
- Maintenance-free aluminum and glass balcony railings
- Spacious balconies and patios complete with gas barbecue connections
- Vinyl deck membrane system for enhanced durability
- Extensively landscaped grounds with underground irrigation system
- Select ground-floor walkout residences available
- Lockable garden doors on all patio and balcony access points
- All operable windows include screens

## THOUGHTFUL DESIGN & FUNCTIONALITY

- Six-storey wood-frame construction with soaring 9' ceilings throughout
- Designed by the award-winning architectural firm S2 Architecture
- Surface visitor parking for added convenience
- Maintenance-free condominium lifestyle ideal for lock-and-leave living
- Heated underground parking included with every residence, complete with remote access
- Electric vehicle charging options available

## ADVANCED BUILDING SECURITY

- Secure building access with individually coded key FOB system
- State-of-the-art surveillance cameras throughout lobby, entry points, and parkade
- Brightly illuminated, heated underground parking garage with NFPA-compliant sprinkler protection
- Heated parkade ramp for improved winter safety
- "Safe City" designed parkade with painted walls, ceilings, and enhanced visibility features
- Dedicated secure bicycle storage located within the parkade

## HOME WARRANTY & PEACE OF MIND

Comprehensive warranty protection includes:

- 1-Year Workmanship & Materials Warranty
- 2-Year Delivery & Distribution Systems Warranty
- 5-Year Building Envelope Warranty
- 10-Year Structural Warranty

All homes are protected through the Alberta New Home Warranty Program, including deposit protection coverage.

## ELEGANT COMMON AREAS

- High-speed elevator service to all floors and parkade
- Sophisticated lobby featuring designer furnishings, tiled finishes, and central fireplace
- Secure parcel delivery and flush-mount mailbox system
- Textured commercial carpeting throughout corridors
- Secure entry system with keypad, camera, and FOB access

## COMFORT, HVAC & TECHNOLOGY

- Radiant in-floor heating throughout every residence
- Air conditioning included in all suites
- Integrated ERV fresh air intake system for enhanced ventilation and humidity control
- Individual suite thermostats and electrical metering for optimal efficiency
- PEX plumbing system for quieter operation and improved durability
- Structured wiring for Shaw or Telus fibre optic high-speed internet
- Dedicated in-suite data centres and USB charging outlets
- Decora-style switches and outlets throughout
- Ground-fault circuit protection in kitchens, bathrooms, and exterior outlets
- Comprehensive NFPA fire protection systems throughout all common and private spaces, including balconies and attic areas
- Hardwired smoke and carbon monoxide detectors in every suite

## GOURMET KITCHENS

- Fully tiled kitchen flooring
- Premium stainless steel appliance package with smart ThinQ technology, including:
  - Counter-depth MAX French door refrigerator
  - Wi-Fi enabled electric range with EasyClean
  - Stainless steel dishwasher with dynamic dry and leak protection
  - Optional chimney hood fan and built-in microwave configurations available
  - Luxury 1 1/4" quartz countertops with optional waterfall-edge upgrades
  - Designer tile backsplash selections available
  - Blanco undermount double-bowl stainless steel sink
  - Contemporary soft-close cabinetry with thoughtfully integrated storage solutions, including pots-and-pans drawers and full-height cabinetry
  - Oversized flat-surface eating bars designed for entertaining and functionality

## SPA-INSPIRED BATHROOMS

- Elegant 5'6" soaker tubs with full designer tile surround
- Walk-in showers with frameless glass doors and designer tile finishes
- Contemporary soft-close cabinetry with upgrade options available
- Luxury quartz countertops with undermount porcelain sinks
- Full-height vanity mirrors
- Designer plumbing fixtures and accessories
- Environmentally conscious toilets, showerheads, and fixtures
- Fully tiled flooring throughout
- Comfort-height elongated toilets with soft-close seats

## ADDITIONAL INTERIOR FEATURES

- Professionally curated interior colour palettes
- Front-loading in-suite washer and dryer package
- Contemporary baseboards, casings, and trim details
- Energy-efficient LED lighting throughout
- Plush bedroom carpeting with premium 8 lb underlay
- Fully tiled entryways, bathrooms, kitchens, and laundry rooms
- Optional luxury vinyl plank flooring with advanced acoustic sound-dampening layers
- Custom-designed entry doors
- Generous in-suite storage and closet space as per plan