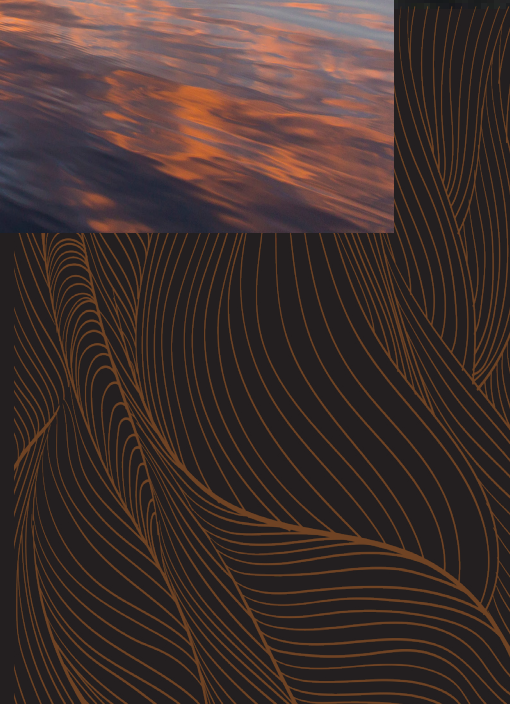


# elevate

AT OAKRIDGE



Open & expansive  
single level homes





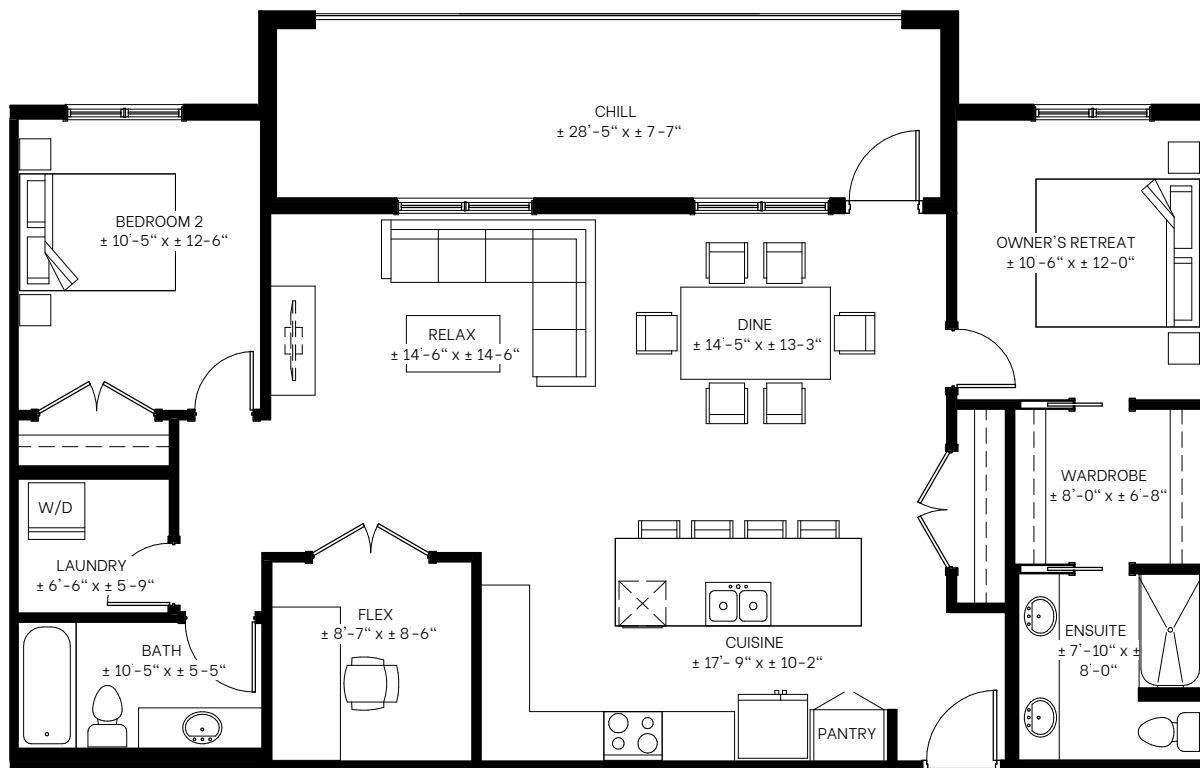


# In the heart of Oakridge

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

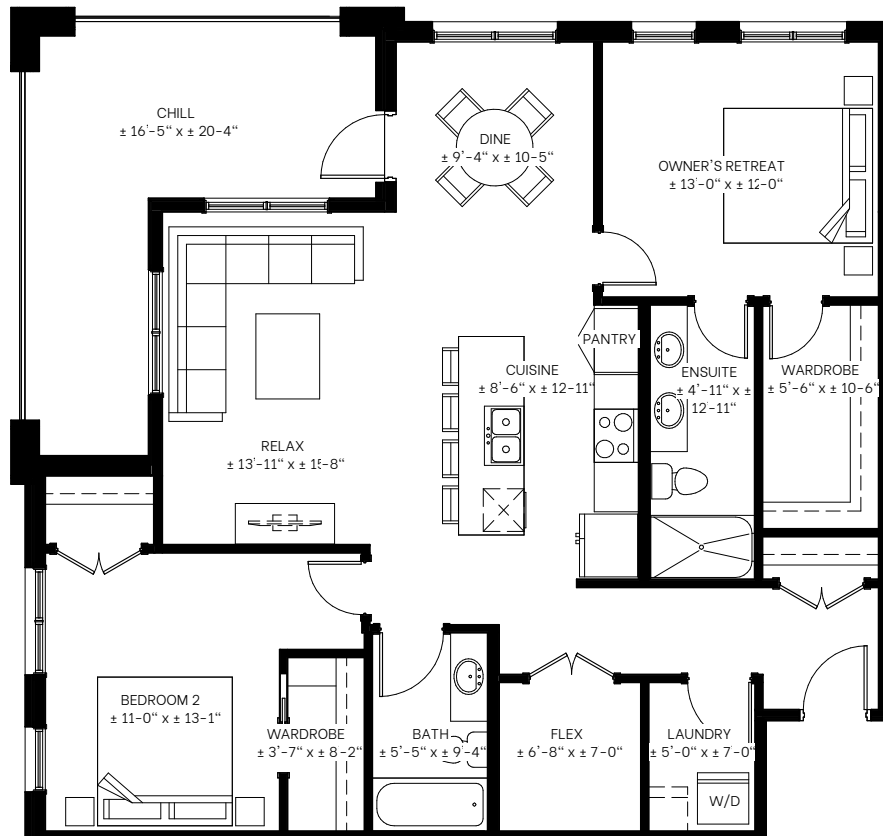
2 BEDROOMS + FLEX /  $\pm 1,349$  SF

LAYOUT CAN BE REVERSED

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# Park B

elevate  
AT OAKRIDGE



## Park B

2 BEDROOMS / ± 1,295 SF

LAYOUT CAN BE REVERSED

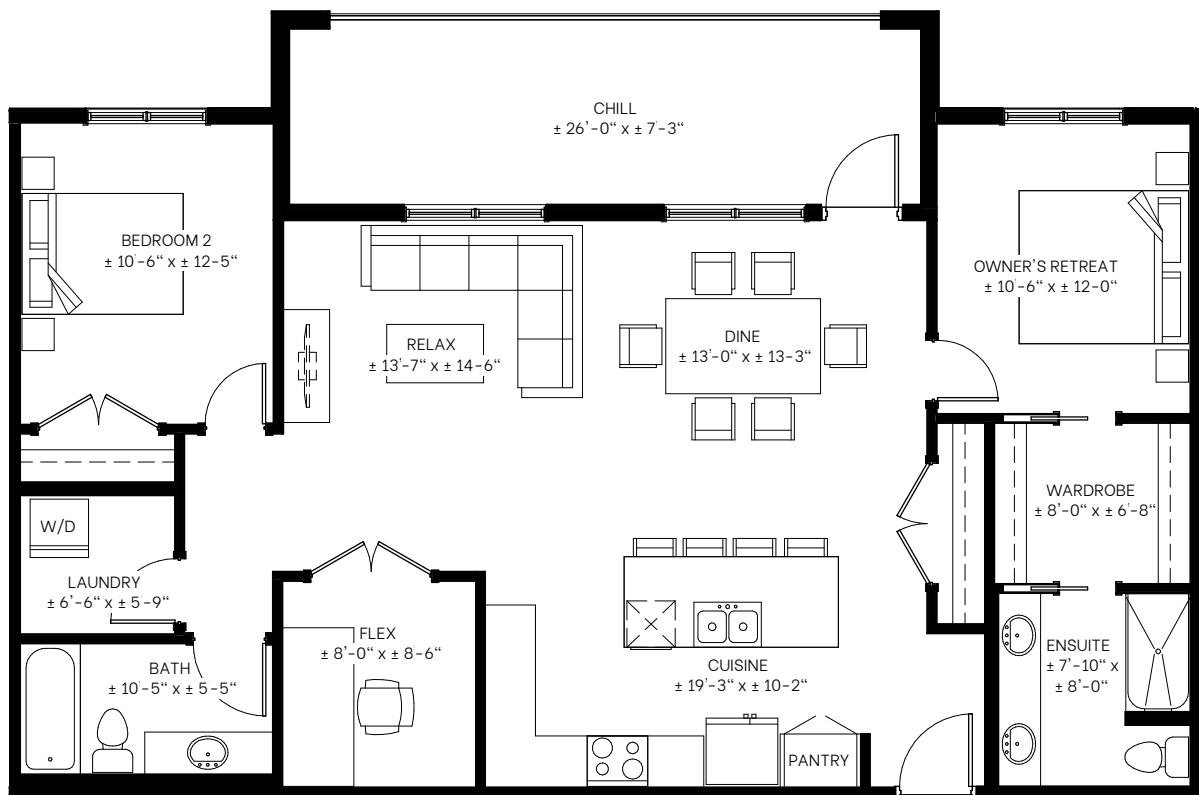
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 COVE PROPERTIES  
FOUNDATION • STRENGTH • HISTORY



# Broadway B

elevate  
AT OAKRIDGE



## Broadway B

2 BEDROOMS + FLEX /  $\pm 1,294$  SF

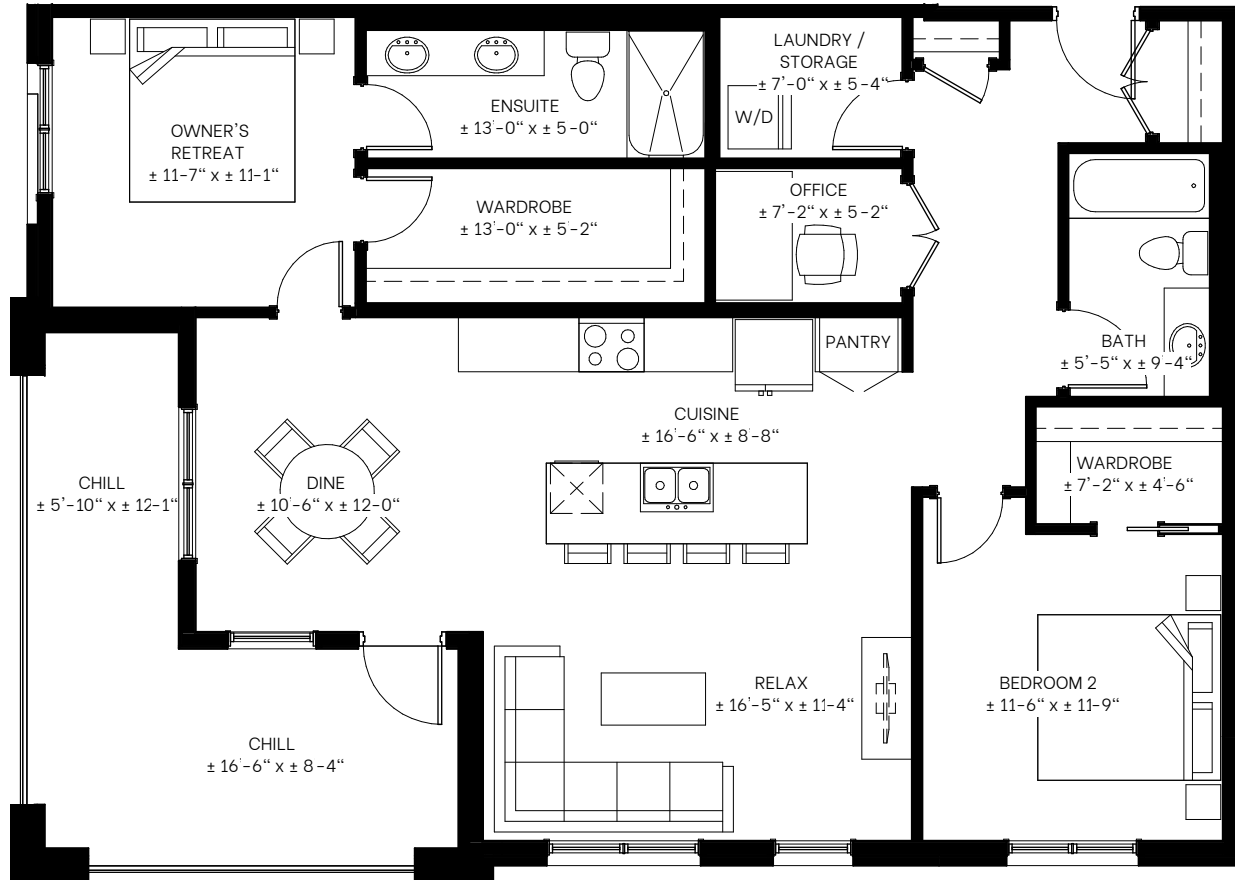
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 COVE PROPERTIES  
FOUNDATION • STRENGTH • HISTORY

# Lexington B

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AT OAKRIDGE



## Lexington B

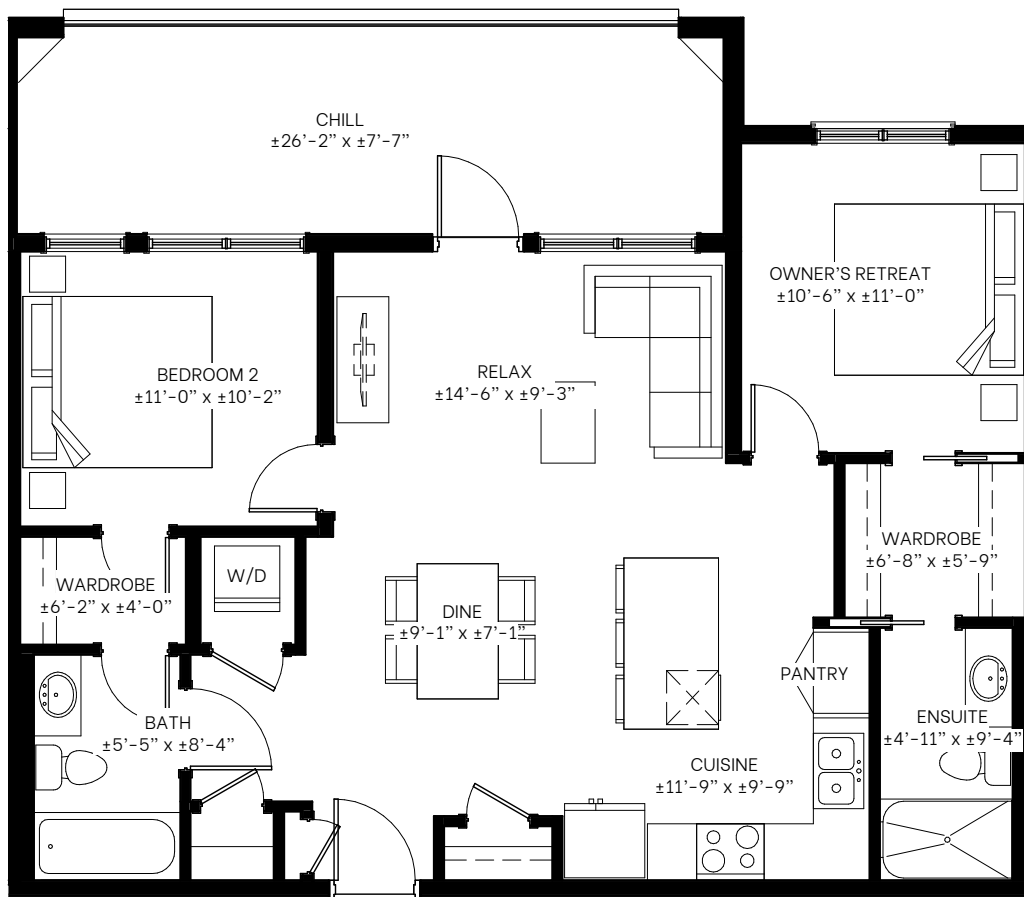
2 BEDROOMS + OFFICE / ± 1,285 SF

LAYOUT CAN BE REVERSED

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 COVE PROPERTIES  
FOUNDATION • STRENGTH • HISTORY





## Astor

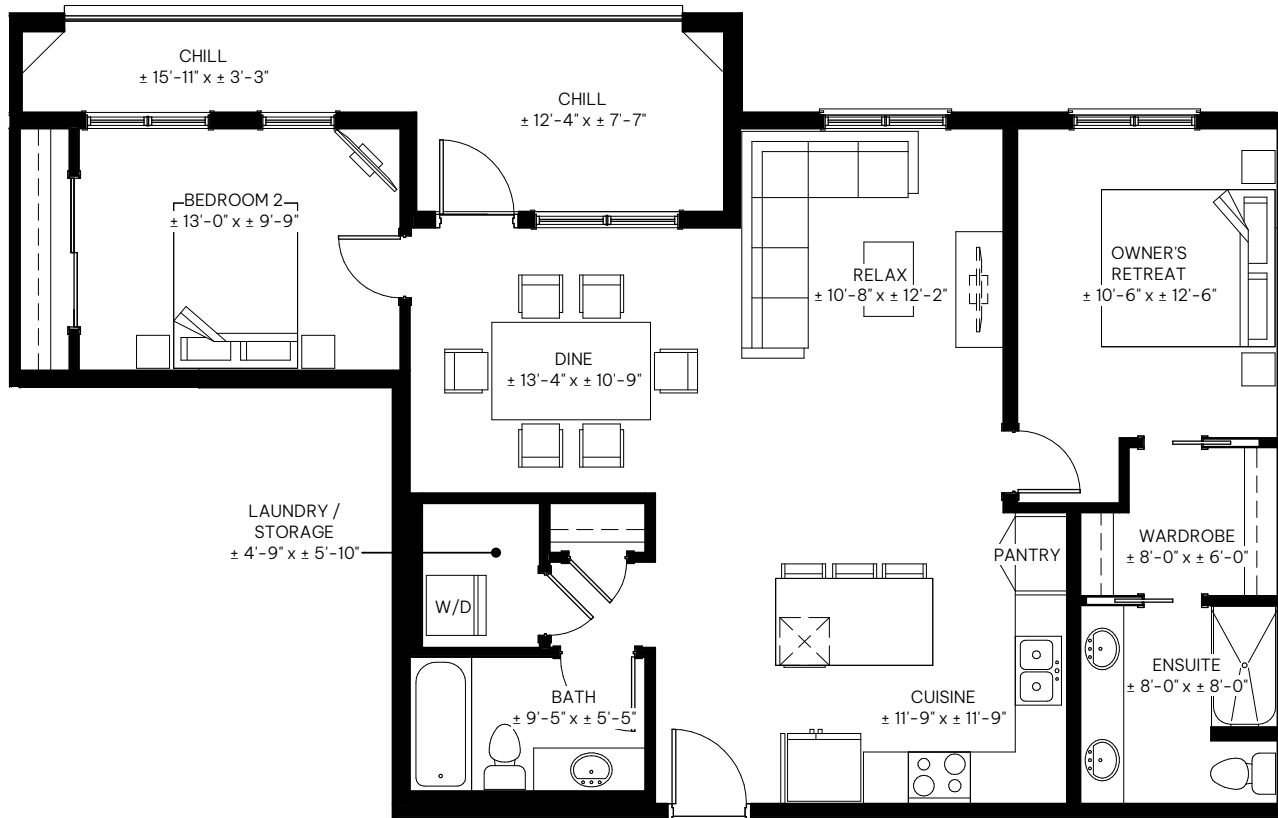
2 BEDROOMS / ± 977 SF

LAYOUT CAN BE REVERSED

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# Madison

elevate  
AT OAKRIDGE

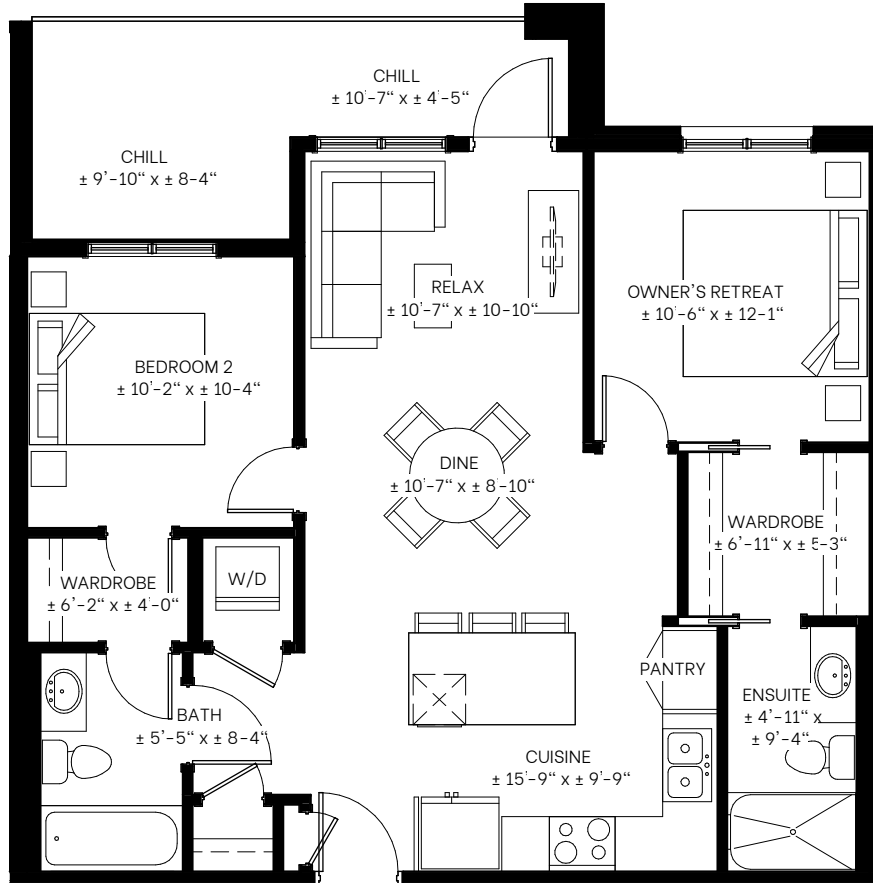


## Madison

2 BEDROOMS + DEN /  $\pm 1,141$  SF

LAYOUT CAN BE REVERSED

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## Gramercy

2 BEDROOMS /  $\pm 893$  SF

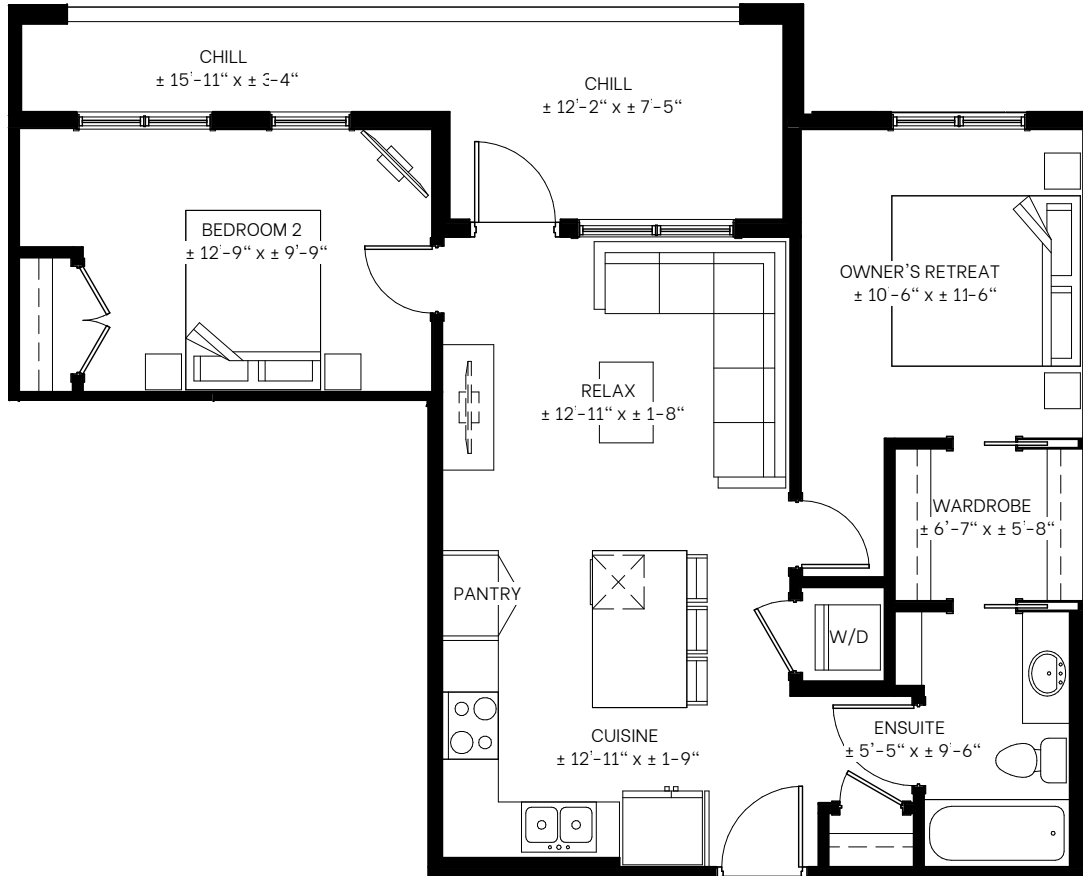
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# Midtown B

elevate  
AT OAKRIDGE



## Midtown B

2 BEDROOMS /  $\pm 816$  SF

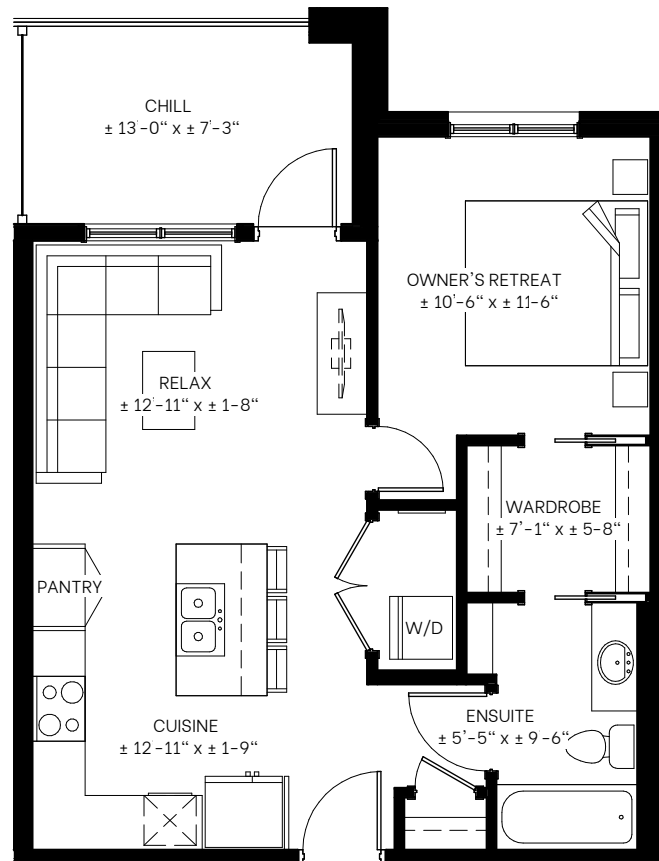
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 COVE PROPERTIES  
FOUNDATION • STRENGTH • HISTORY

# Midtown A (option 1)

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AT OAKRIDGE



## Midtown A (option 1)

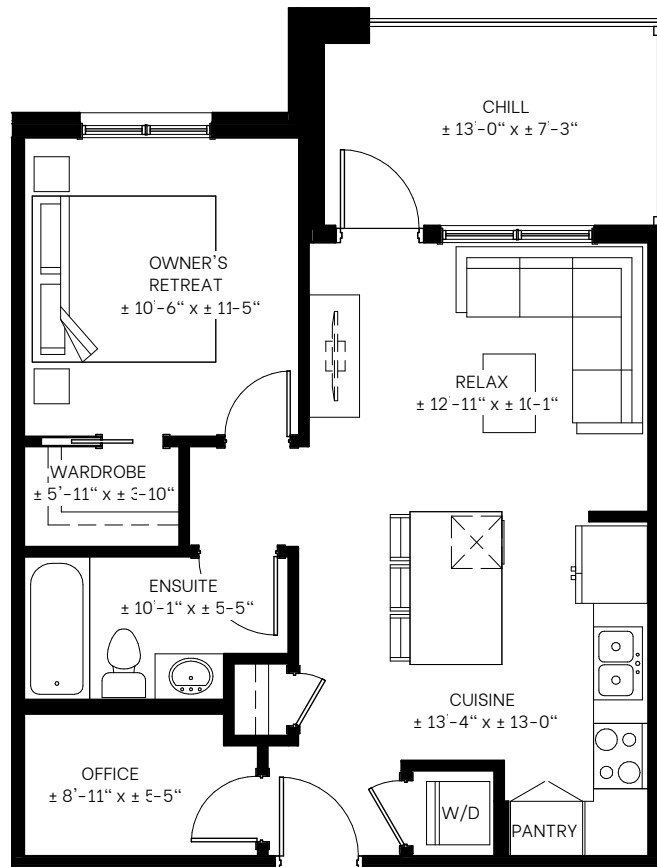
1 BEDROOM /  $\pm 647$  SF

LAYOUT CAN BE REVERSED

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# Midtown A (option 2)

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AT OAKRIDGE

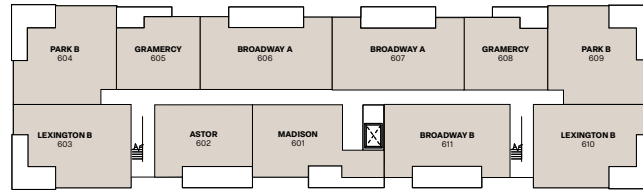


## Midtown A (option 2)

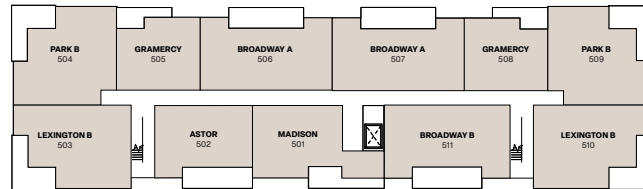
1 BEDROOM + OFFICE / ± 647 SF

LAYOUT CAN BE REVERSED

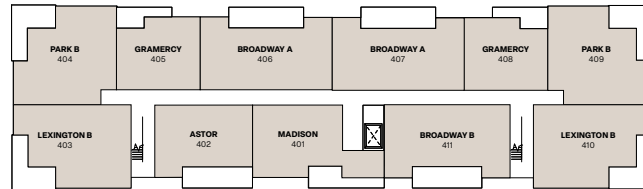
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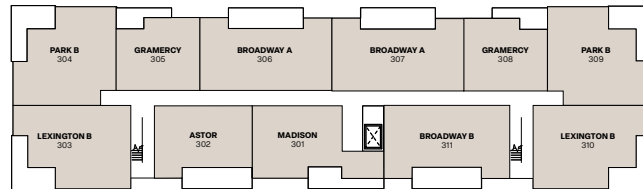
SIXTH FLOOR



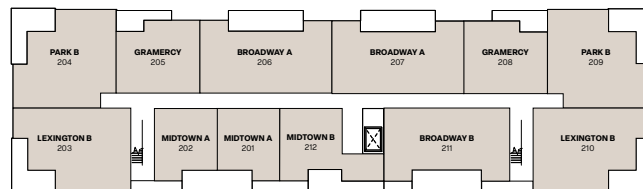
FIFTH FLOOR



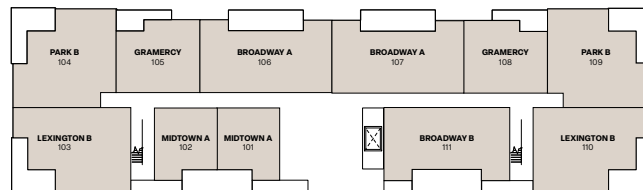
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



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# Site Plan

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## 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" separation between suites

## ARCHITECTURALLY DESIGNED EXTERIORS

- Contemporary exterior featuring premium cement board panels and siding with 10mm rainscreen system and brick accents
- 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 Abugov Kaspar 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 available 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 1½" 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, full-height cabinetry available
  - Oversized flat-surface eating bars designed for entertaining and functionality

## SPA-INSPIRED BATHROOMS

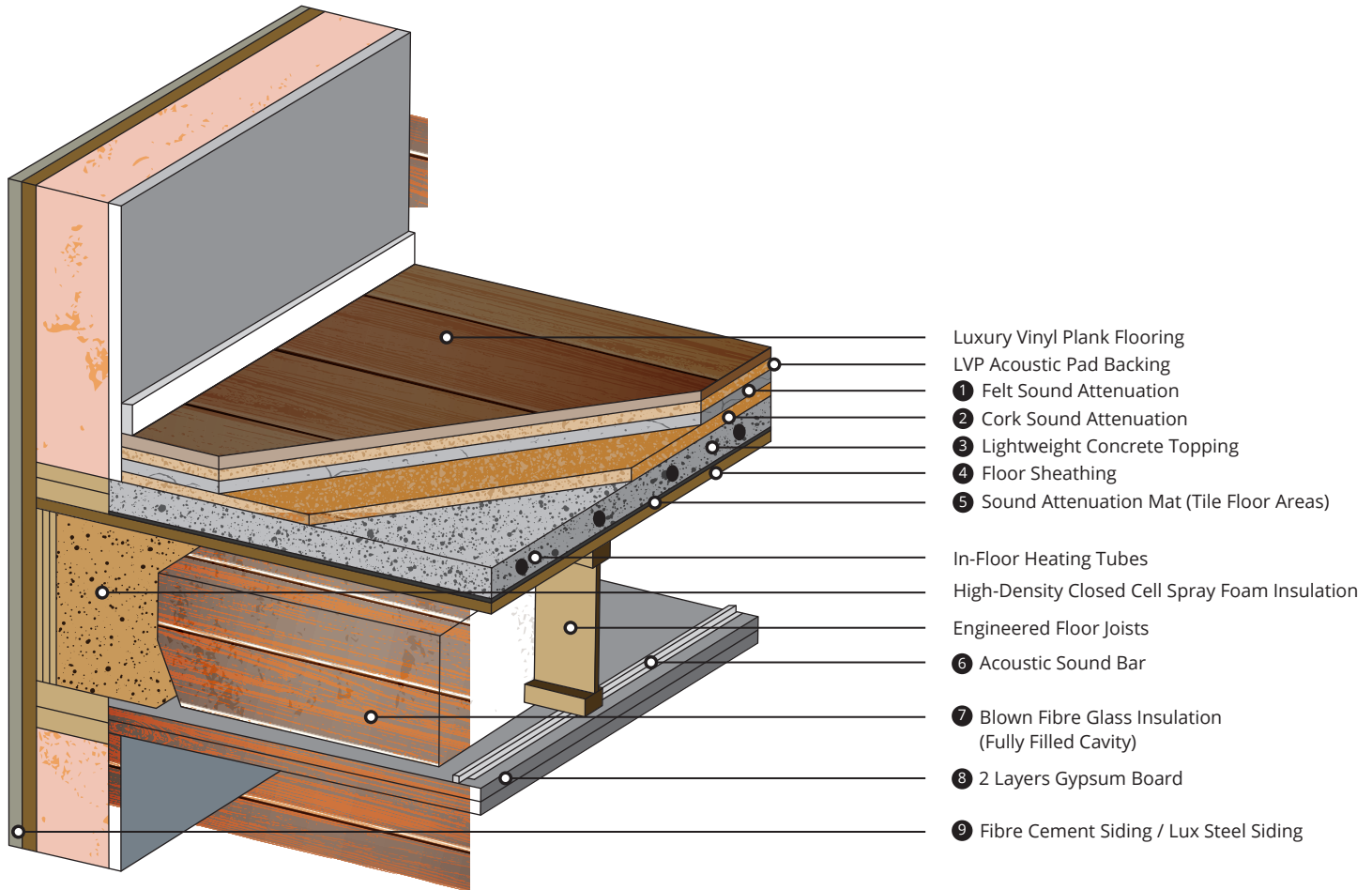
- Elegant 5' soaker tubs with full designer tile surround
- Walk-in showers with 10mm frameless glass doors and designer tile finishes available
- Contemporary soft-close cabinetry with upgrade options available
- Luxury quartz countertops with undermount porcelain sinks
- Full-height vanity mirrors
- 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

# Cove's Gold Standard Sound Attenuation System

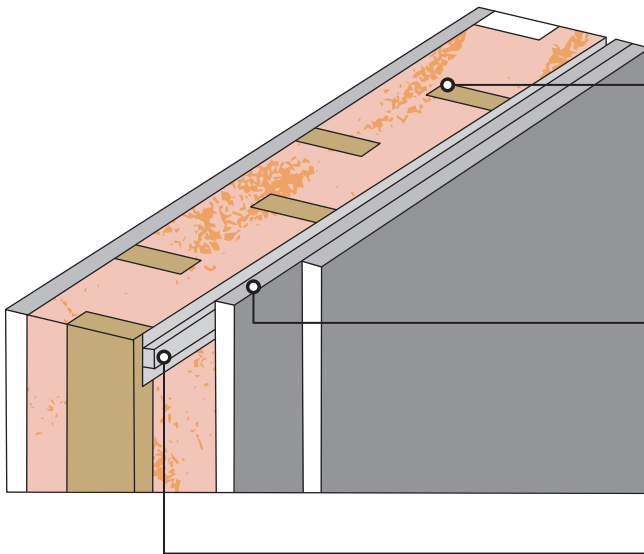
## Ceiling & Exterior Wall



- 1 2-Layer Sound Attenuation Mat**  
Sound absorption mat with one layer made of felt and the second made of cork.
- 2 Cork**  
Cork's unique cellular honeycomb structure absorbs sound waves and prevents them from traveling, reducing both impact and airborne noise.
- 3 Gypcrete**  
Lightweight concrete applied over first sound attenuation mat and in-floor heating tubes to further prevent sound passage.
- 4 Floor Sheathing**  
Blocks noise and creates a stable foundation for impact-absorption.
- 5 Sound Attenuation Mat (Tile Floor Areas)**  
Made from resilient polymer resin, this mat offers multiple layers of sound absorption.
- 6 Acoustic Sound Bar is Used to Improve Sound Reduction**  
By utilizing acoustic sound bars, the possibility of impact noise is reduced.
- 7 Noise Control**  
The ceiling cavity is filled with blown sound absorptive fibreglass insulation that is designed to provide high levels of sound attenuation.
- 8 2 Layers of Gypsum Boards**  
The ceiling system is equipped with a dual-layer gypsum board to both reduce sound transfer and improve energy efficiency.
- 9 Fibre Cement Lux Siding**  
Durable exterior siding, engineered to resist our harsh Alberta weather and many other common hazards including fire. Fibre cement + Lux siding also helps to limit excessive noise from penetrating building walls.

# Cove's Gold Standard Sound Attenuation System

## Corridor Wall



### Staggered Sound Absorbing Studs

We modify our walls so that the gypsum wall panels on one side of the wall are attached to a different set of studs than the other side, providing greater sound attenuation by eliminating a direct path for sound to transfer from one side to another.

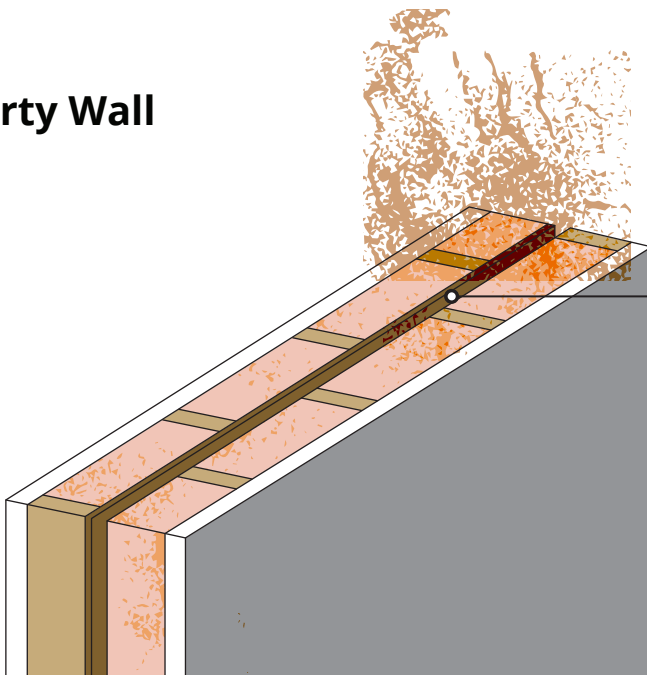
### 2 Layers of Gypsum Board

Sound waves lose energy as they pass through the wall and floor assemblies in the building. By increasing the mass of walls and ceilings by adding an additional gypsum panel, we increase resistance to noise transfer and sound vibration.

### Acoustic Sound Bar

We've installed resilient channels in our drywall partitions, reducing the amount of sound travelling through the wood frame structure. These sound bars help increase sound isolation by acting as a divider to ensure vibrations don't travel from the drywall through the stud.

## Party Wall



### 1" Air Gap

We add a 1" air gap between party walls to further decouple rigid connections between gypsum panels and studs of neighbouring units. The additional airspace in the wall cavity helps to further reduce sound transmission.