

ORSON

WOLF WILLOW



 TRUMAN



O R S O N



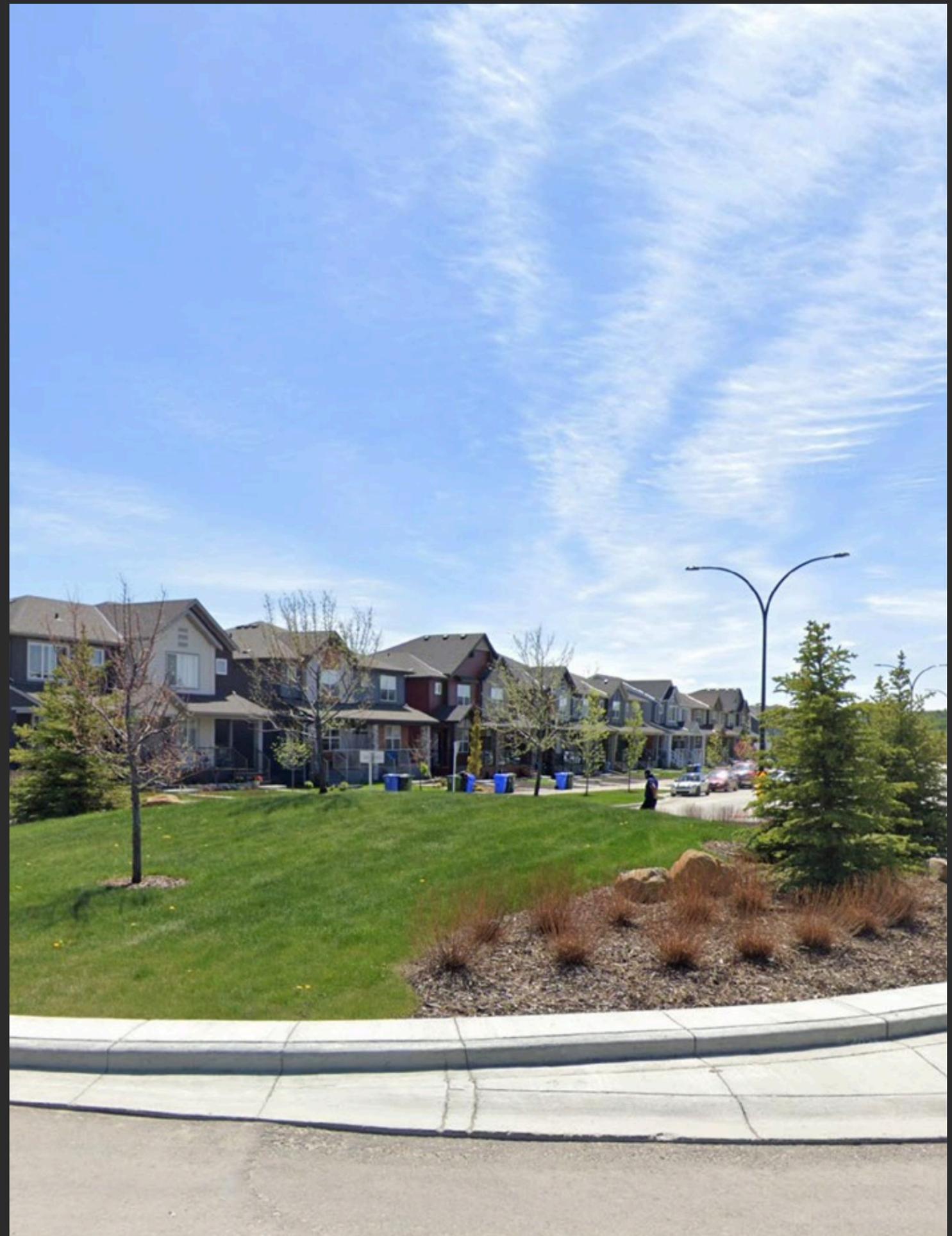
location

THE HEART OF THE *New Southeast*

Discover Wolf Willow

Wolf Willow inspires endless possibilities. Valued for its natural beauty, its diverse fish, wildlife and plant communities and its many recreational opportunities. Layering contemporary design, plentiful amenities and a strong connection to the river, Wolf Willow brings the lifestyle and beauty of the Bow River Valley to your doorstep.

Whether you want to visit the Fish Creek Provincial Park or raft the Bow River, Wolf Willow's parks and pathways can lead you to a new adventure any time you want. In addition to over 80 kilometres of trails and 200 species of birds, Fish Creek offers a variety of recreational activities, as well as the historic Bow Valley Ranche House, Environmental Learning Centre, picnic areas, Artisan Gardens, fire pits, and the Sikome Lake Aquatic Facility. Plus, with multiple launch points for rafting close to home, you're always ready to take a float on the wild side.



Go your own way.

Thriving Connectivity

Isn't it nice when everything's just around the corner? With a thoughtfully planned system of paths, parks and a grand boulevard, Wolf Willow is well connected to recreational and social activities, vast open spaces, the Bow River, Fish Creek Provincial Park, Blue Devil Golf Club and more. Easy access to major thoroughfares of Macleod Trail and Stoney Trail, bike paths, bus routes and the nearby Somerset-Bridlewood LRT station make getting around easy at this early stage in development.

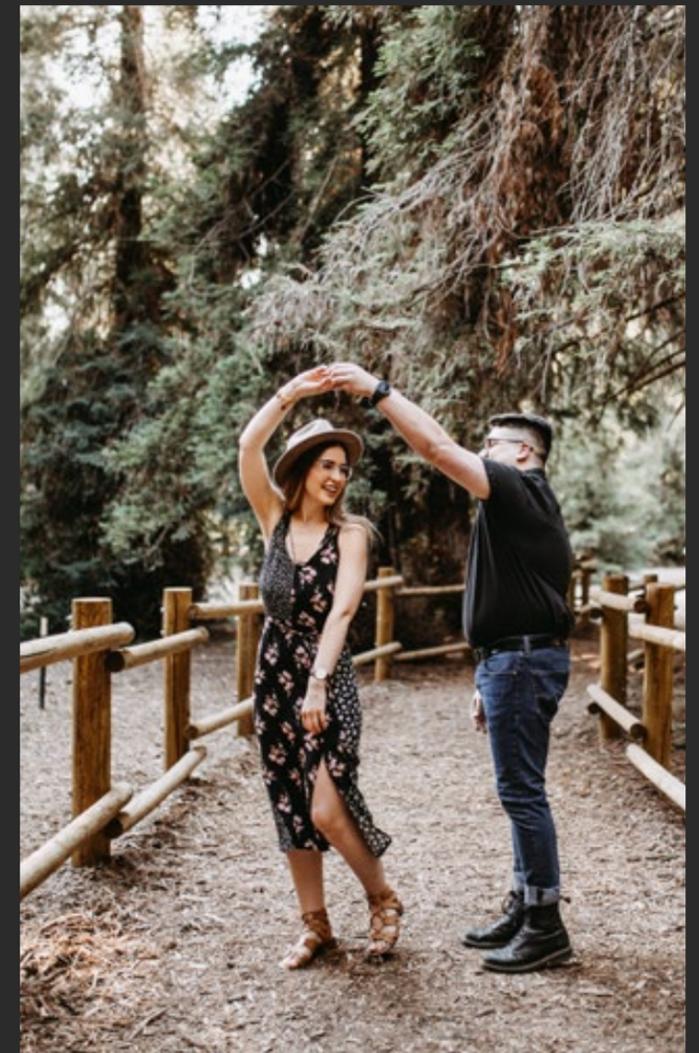


Want to explore more of the SE? Bike the pathways along the outskirts of the city, bringing you to many maintained and manicured recreational parks, that provide an array of amenities like picnic tables and tennis courts.

Adventure Anytime

Take in views of the prairies and Bow River with a ride or walk in Fish Creek Park.

Whether you want to visit the Fish Creek Provincial Park or raft the Bow River, Wolf Willow's parks and pathways can lead you to a new adventure any time you want. In addition to over 80 kilometres of trails and 200 species of birds, Fish Creek offers a variety of recreational activities, as well as the historic Bow Valley Rancho House, Environmental Learning Centre, picnic areas, Artisan Gardens, fire pits, and the Sikome Lake Aquatic Facility. Plus, with multiple launch points for rafting close to home, you're always ready to take a float on the wild side.





lifestyle

DINE



**BOW VALLEY RANCHE
RESTAURANT**

15979 BOW BOTTOM TRAIL S.E.

As one of the best restaurants in Calgary, the Bow Valley Ranche Restaurant is a magnificent historical landmark, located in the heart of Fish Creek Provincial Park. This fine-dining establishment offers exquisite ambiance suited to any occasion.

15 MIN DRIVE

NO. **1**



NO. 2

HOLY GRILL

1020, 19369 SHERIFF KING ST S.W.

iyycburg makes it a mission to serve every guest no-fuss burgers, classic milkshakes, and bubble tea. You can always enjoy tasty chicken sandwiches, fried chicken and double burgers - a special offer of iyycburg. Good bubble tea or great milkshakes will make your meal tastier and you'll certainly come back.

8 MIN DRIVE | 30 MIN TRANSIT



NO. 4

strEATS

180 LEGACY MAIN ST S.E.

Our food is inspired from the streets, blending flavours and delivering them in surprisingly delicious ways. We do this by using only fresh, high quality ingredients to deliver excellence at all times.

7 MIN DRIVE | 30 MIN TRANSIT

NO. 3

iyycburg

19 SUNMILLS DRIVE S.E.

As proud Calgarians ourselves, we take joy in supporting local businesses. Our entire business model is built around sourcing locally as much as possible and to that extent, our meat and dairy come from local suppliers. We are making it a mission to serve every guest no-fuss burgers, classic milkshakes and bubble tea.

9 MIN DRIVE | 40 MIN TRANSIT



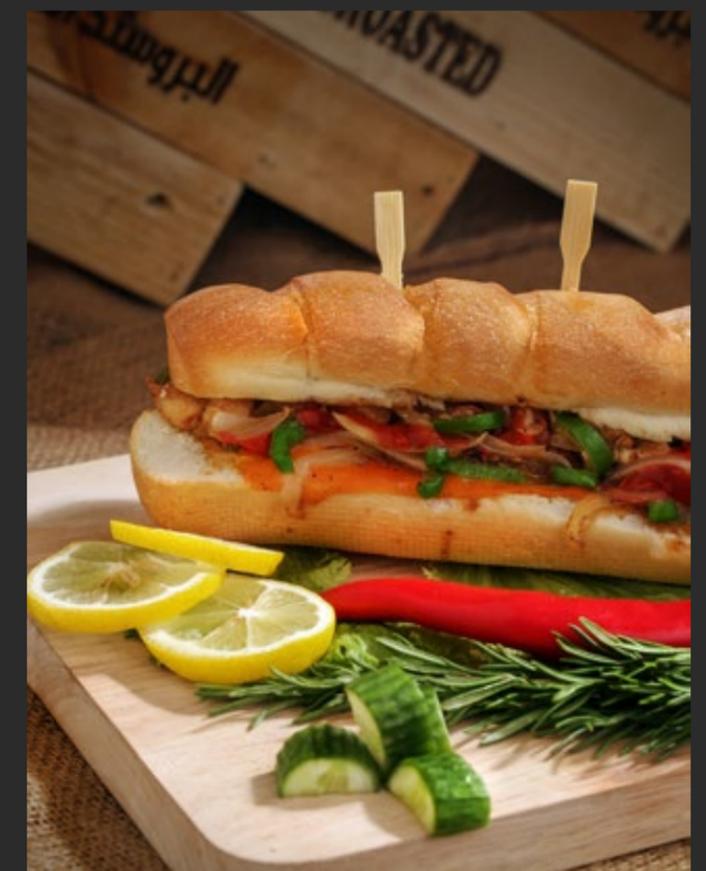
NO. 5

JOHN SMITH SUBS

160, 180 LEGACY MAIN ST S.E.

Sometimes it seems that everyone sells the "highest quality food at the lowest price." But saying it doesn't make it so. I, Jon Smith, am totally committed to providing the best quality food and service for my customers. Look at our food, look at our stores, look at our employees, and see our commitment. At Jon Smith Subs, quality is our only deal.

7 MIN DRIVE | 30 MIN TRANSIT



SHOP





GATES OF WALDEN

151 WALDEN GATE S.E.

The Gates of Walden is a 63,000 sq ft shopping centre in the SE community of Walden. Located prominently from 194 Avenue SE, major retailers include Save-On-Foods, Shoppers Drug Mart, McDonald's, Starbucks, Scotiabank, and RBC.

5 MIN DRIVE | 35 MIN WALK



SHAWNESSY SHOPPING CENTRE

70 SHAWVILLE BLVD S.E.

The Shawnessy mall in Calgary, Alberta is situated just west of Macleod Trail and both sides of 162nd Ave in SE Calgary. It contains more than 250 stores, including Moore's Clothing for Men, La Vie En Rose, Winners and Chapters Indigo.

10 MIN DRIVE | 24 MIN TRANSIT

TOWNSHIP SHOPPING CENTRE

MACLEOD TRAIL & 210 AVE S.E.

Township is Calgary's newest shopping destination, located in south Calgary. Featuring retail, services and restaurants, Township is conveniently located off of Macleod Trail and 210 Avenue SE, Calgary.

7 MIN DRIVE | 30 MIN TRANSIT



SOUTHCENTRE MALL

100 ANDERSON RD S.E.

Southcentre Mall is one of Calgary's favourite shopping destinations, connecting shoppers with the brands and experiences they crave. The centre features more than 160 stores and services, including Calgary exclusives like Crate & Barrel and Restoration Hardware. Southcentre also works closely with both local entrepreneurs and top Canadian businesses to continually add new retailers to the mix.

12 MIN DRIVE | 44 MIN TRANSIT



UNWIND





THE WELLNESS DOJO

11 CHAPMAN WAY S.E.

The Wellness Dojo is a community that understands the difficulties of creating a healthier lifestyle. While we understand that your journey is truly unique, our wellness experts understand what it takes for you to achieve your biggest goals. With services like mobile massage therapy and acupuncture we will help you find the joy in your daily activities again and create a more pain free lifestyle.

5 MIN DRIVE | 30 MIN WALK



HOTSHOP YOGA & SPIN

#918 19369 SHERIFF KING ST S.W.

Welcome to HotShop! A leading group of Spin, Hot Yoga & Barre studios throughout the city of Calgary. We offer rhythm riding, barre & heated yoga classes! Our classes are an authentic delivery from a wide variety of teachers and styles. Our focus is to you and your experience. Helping you find a great sweat and mental release.

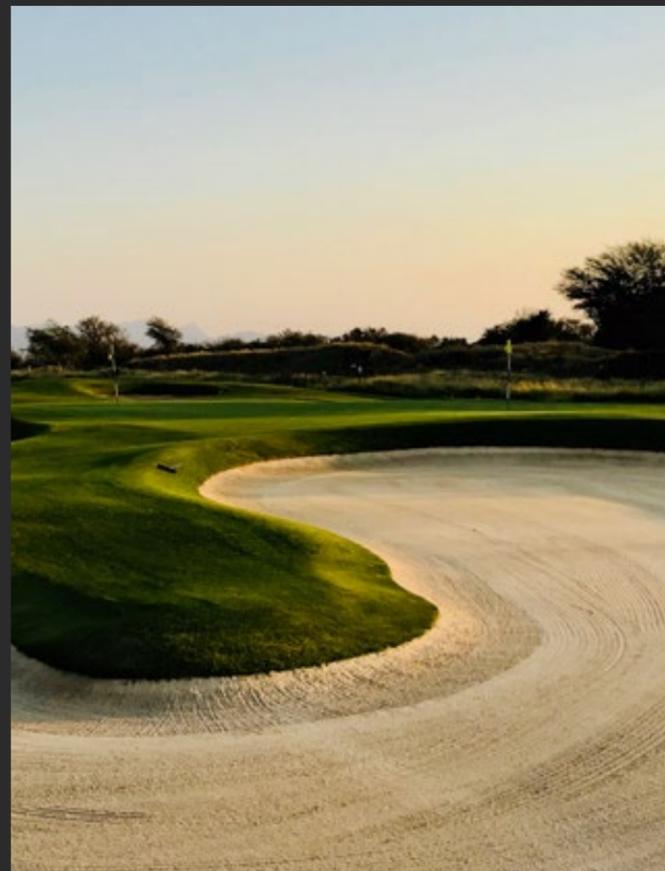
8 MIN DRIVE | 40 MIN TRANSIT

BLUE DEVIL GOLF CLUB

2300, 194 AVENUE S.E.

Known as one of the best golf courses in Calgary, Blue Devil Golf Club is a unique and awe-inspiring golf experience that unfolds before you in the serene river valley of Fish Creek Park. With its rolling fairways and unique and challenging bunkers that you are going to love all 18 holes. Conveniently located in Chaparral Valley, Blue Devil is easily accessible from Macleod Trail, Deerfoot Trail, or 22x.

4 MIN DRIVE | 20 MIN WALK

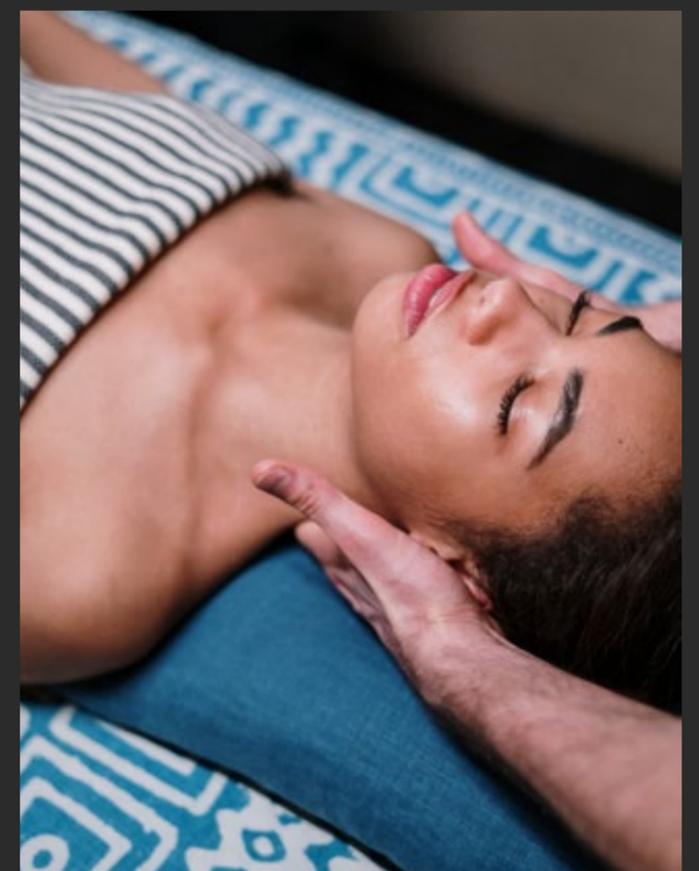


THE LITTLE TREATMENT ROOM

229 CHAPALA DR S.E.

The Little Treatment Room is a home based beauty salon located in Lake Chaparral, Calgary. Offering treatments to both men and women, we pride ourselves on providing the best possible experience and client care using high quality products, widely recognized in the beauty industry.

4 MIN DRIVE | 25 MIN WALK



EXPLORE





FISH CREEK PROVINCIAL PARK

Fish Creek Provincial Park is one of the largest urban parks in North America, covering an area of over 13 square kilometers. The park offers a wide range of outdoor activities, including hiking, biking, picnicking, fishing, and wildlife watching. It also has several picnic areas, playgrounds, and campgrounds for visitors to enjoy.

1 MIN DRIVE | 5 MIN WALK



DOWNTOWN CALGARY

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

25 MIN DRIVE | 55 MIN TRANSIT

LAUNCHPAD GOLF

1 HERITAGE POINTE DR

As proud Calgarians ourselves, we take joy in supporting local businesses. Our entire business model is built around sourcing locally as much as possible and to that extent, our meat and dairy come from local suppliers. We are making it a mission to serve every guest no-fuss burgers, classic milkshakes and bubble tea.

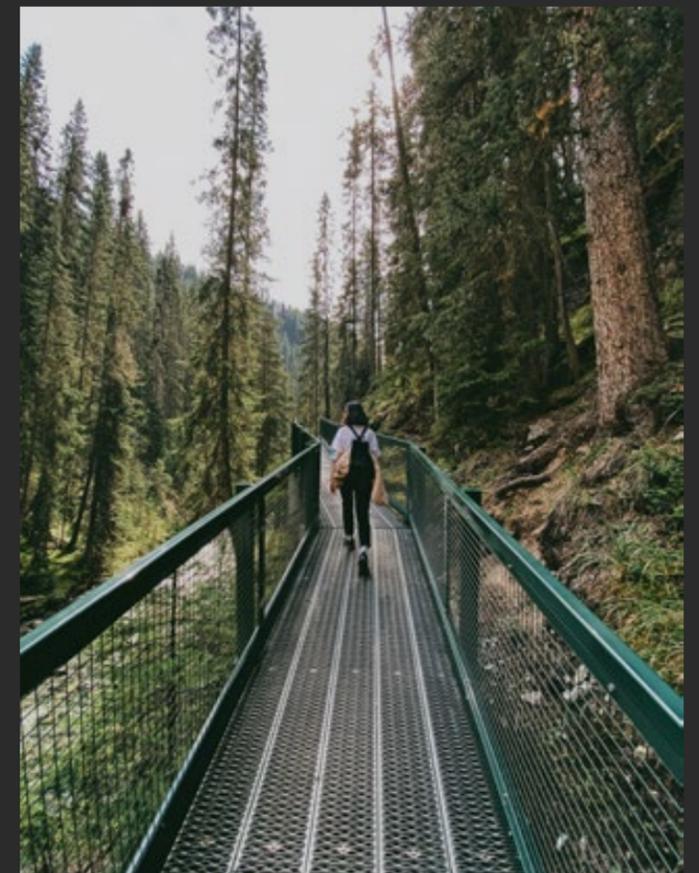
12 MIN DRIVE



BANFF NATIONAL PARK

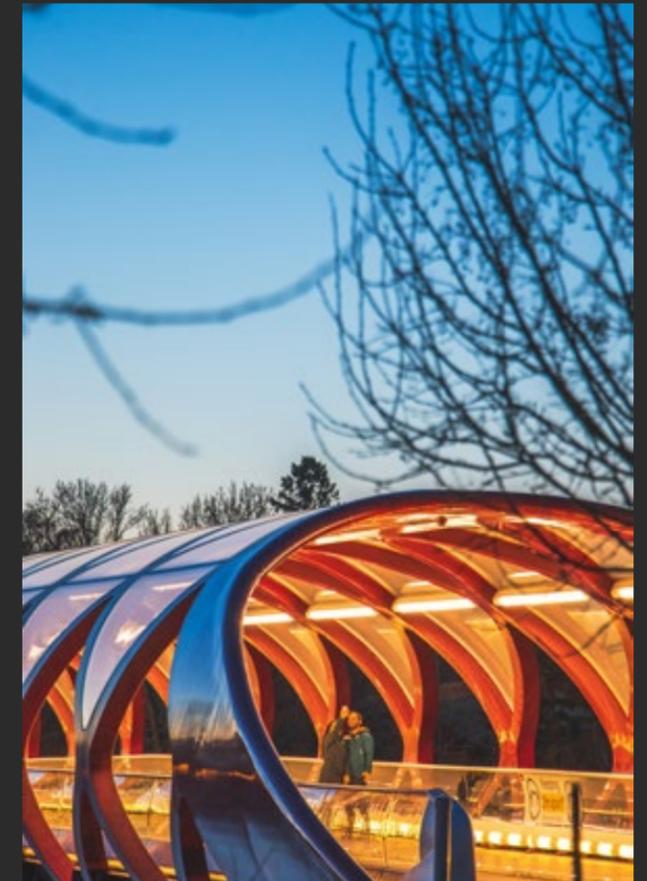
Live a road trip away from Canada's first national park and one of the most sought after tourist destinations in the world. Catch scenic mountain views from right inside the city, or venture west for a weekend getaway, sunrise hike or summertime camping.

1H 20 MIN DRIVE



– WITHIN REACH –

Day Tripper



Downtown Calgary

With an ever-changing skyline, beautiful displays of public art, and two gorgeous rivers running through it, there is a lot to explore. You'll find so many things to do you'll have to come back, like catching the famous Calgary Stampede each July, exploring the city's pioneer-era Heritage Park, visiting one of the city's most popular family attractions and Canada's largest and most visited zoological park: the Calgary Zoo, seeing views of the whole city from the Calgary tower, and visiting the Studio Bell, Home of the National Music Centre, that houses a number of music-related attractions including the Canadian Music Hall of Fame. After spending a day out in the city, you'll have to refuel at one of the Calgary's most recognized restaurants in Canada: Bar Von Der Fels, Shokunin, Bridgette Bar, Ten Foot Henry, Pigeonhole, Rouge & more!

In Your Neighbourhood

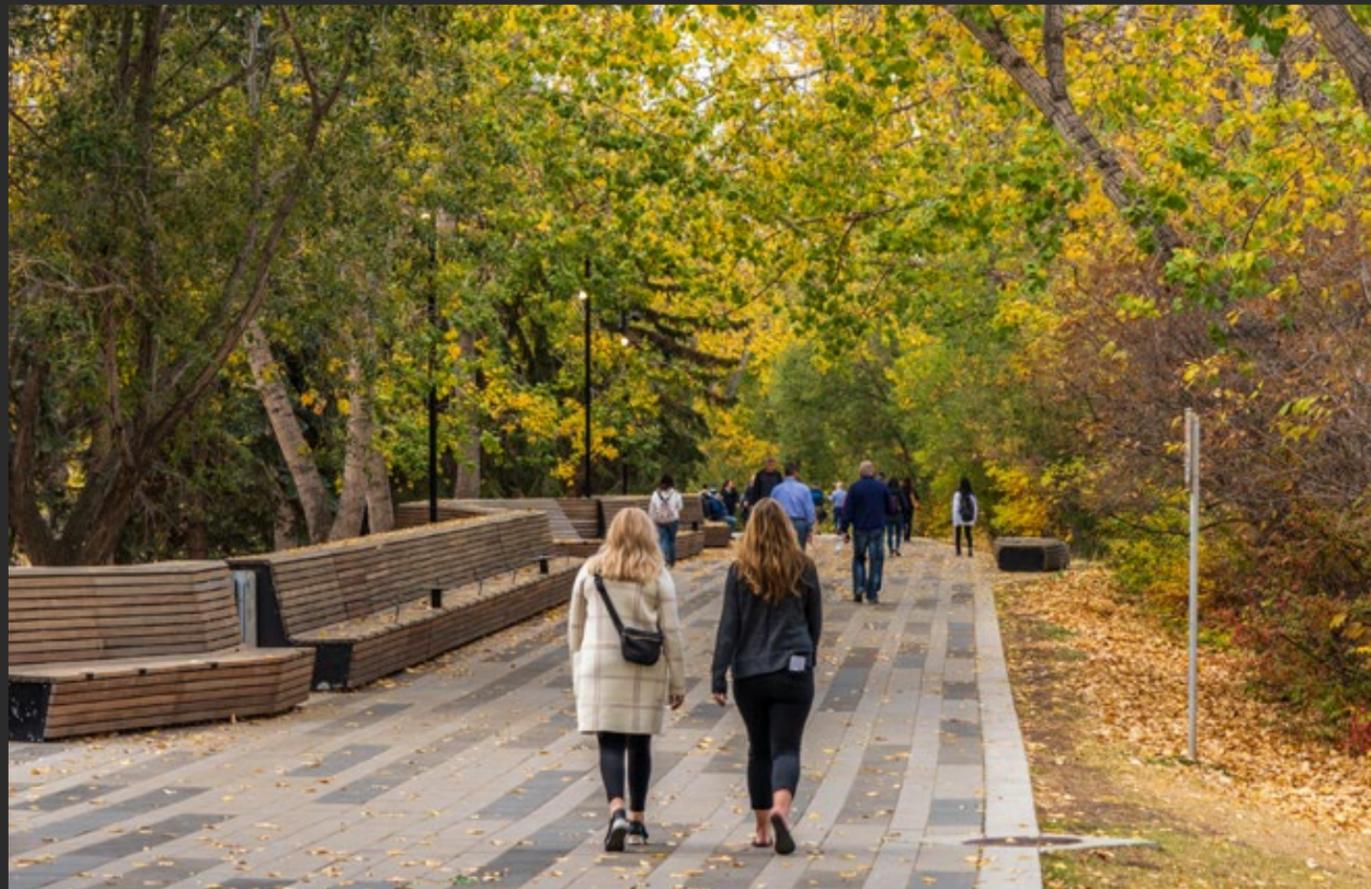
Being on the edge of the city, enjoy uninterrupted and unobstructed views of the prairies. Enjoy a great restaurant down the street, a night walk on one of the expansive pathways while taking in the beautiful night sky. Spend your day at one of the many shopping centers, where you can shop, see a movie (or two) at the Cineplex, get your nails done, or sip a cocktail at one of the multiple pubs & restaurants.

The Mountains

If you fancy some out of the city adventure, try the 4.5 hour Canmore Caving Explorer Tour, go for a hike on one of the hundreds of trails surrounding Banff & Canmore, bring your blanket and pack some chocolate for a romantic picnic in the Rocky Mountains, or go to local shops to buy souvenirs for all your jealous friends!

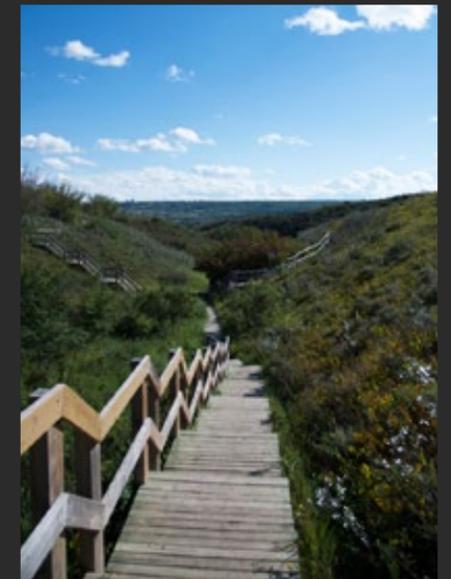
– CITY OF GREEN –

Parks & Pathways



Calgary offers all the energy of a large metropolitan city with the warm and welcoming spirit of a connected community. Among all these vibrant neighbourhoods, parks and trails for biking, running and walking line the waterways, making the city that much more enjoyable.

Wolf Willow's future dog park is the only one of its kind south of Stoney Trail, boasting 9 acres of green space, (that's almost 7 football fields) to take in and explore. Here your four-legged family (and their people) can exercise and socialize.



LAFARGE MEADOWS

194TH AVENUE S.E.

Lafarge Meadows is roughly 60 hectares, running parallel to the west bank of the Bow River, with pathways weaving in & around the area.

ROTARY PARK

24TH STREET S.E.

Nose Creek Pathway is a 17 mile, moderately trafficked out and back trail that features the Bow River. The trail is primarily used for walking, running, bird watching, and road biking.

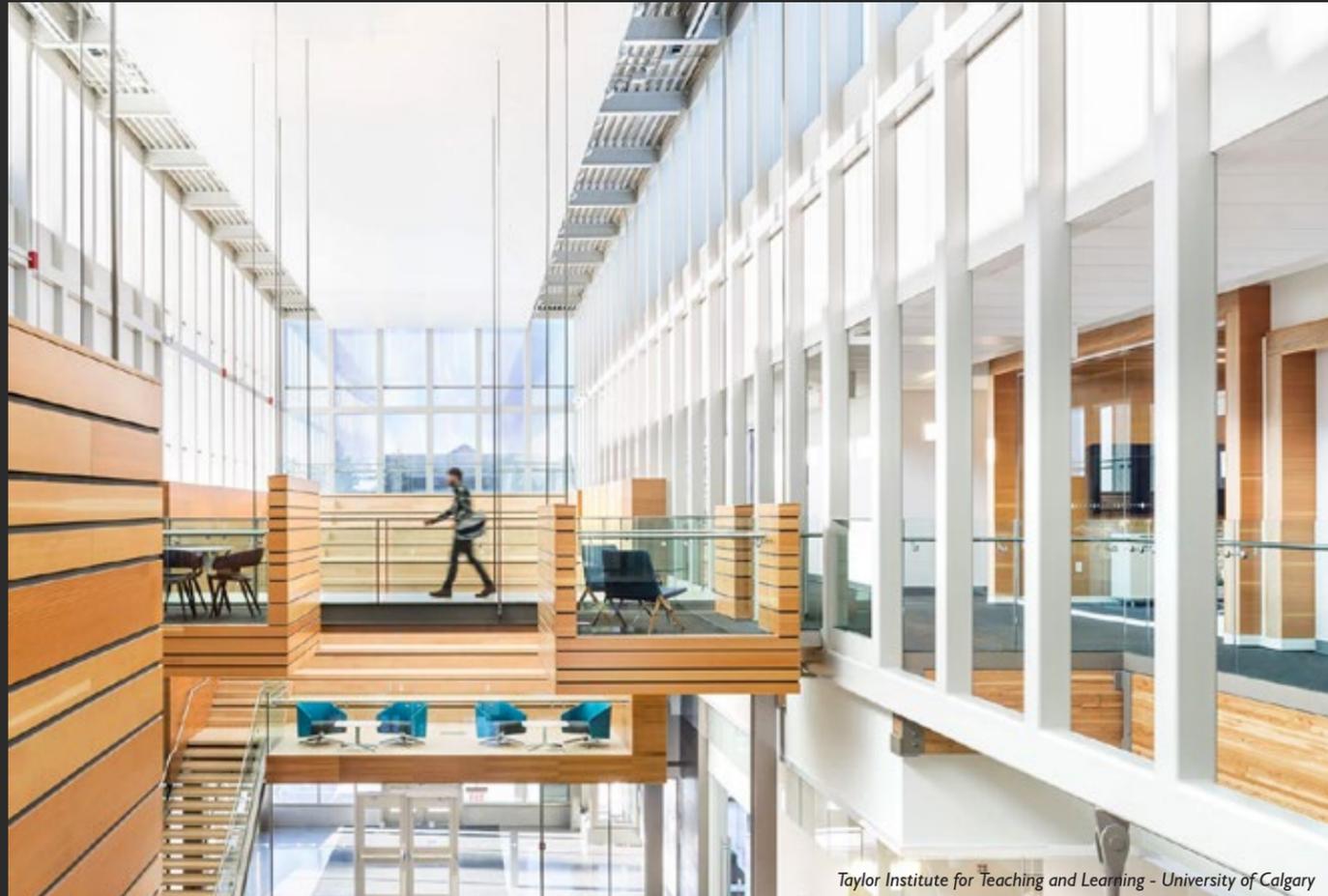
HULL'S WOOD

FISH CREEK PROVINCIAL PARK

Bring some firewood, picnic supplies and set up a campfire at Hull's Wood with friends and family. A beautiful area with several picnic tables, a view of the river, and multiple paths and parkways.

Hit the *books*.

Learning is part of life, and it never stops. Ensure your kids get the best education possible whether they're starting kindergarten or transitioning into college or university. Or maybe you're interested in enhancing your career by taking some continuing education courses. Some of the best Canadian college's and university options are easily accessible from your new home.



UNIVERSITY OF CALGARY 2500 UNIVERSITY DRIVE N.W.

The University of Calgary is the top research university in Canada, emphasizing hands-on, career focused learning, with bachelor degrees, diplomas and certificates. Attend full time or take continuing education courses - whatever suits your lifestyle best.



SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGY

1301 16TH AVENUE N.W.

Only a hop, skip and a jump from Kensington, this post-secondary institution was founded in 1916 & became Canada's first publicly-funded technical institute. The Southern Alberta Institute of Technology offers hands-on degree, diploma, certificate and continuing education & corporate training programs to help you shape your future and reach your career and business goals.

MOUNT ROYAL UNIVERSITY

4825 MOUNT ROYAL GATE S.W.

The school is known for its comprehensive program in business, communications, nursing and public relations. It is also home to unique research centres, including the institute for Community Prosperity, the Centre for Child Wellbeing and the Institute for Environmental Sustainability.

ALBERTA UNIVERSITY OF THE ARTS

1407 14TH AVENUE N.W.

Since 1926, Alberta University of the Arts (A.U Arts) has inspired thousands of students to pursue their dreams and is the only dedicated art, craft and design University Alberta. A.U Arts offers more subject areas than most design schools, small classes, and the flexibility to create a curriculum as unique as you are.



SAINT SEBASTIAN ELEMENTARY 65 CHAPARRAL DRIVE S.E.

St. Sebastian is a large elementary school which strives to create an engaging learning environment. Our school motto is "Love, Commit, Serve" which we try to demonstrate through our actions each day. We share our love of others through how we treat them. Students are encouraged to show respect and consideration at all times and work to collaboratively solve any challenges that arise.

ALL SAINTS HIGH SCHOOL 729 LEGACY VILLAGE ROAD S.E.

Nelson Mandela's legacy exemplifies the incredible and significant difference that one person can make. His life and leadership has provided qualities which they hope to foster in their culture, spirit and the many learning experiences to come at Nelson Mandela; Resiliency, Humility, Courage and Intelligence.

CHAPARRAL SCHOOL 480 CHAPARRAL DRIVE S.E.

Chaparral School serves a diverse population of students from Kindergarten to Grade 6. We pride ourselves in providing rich, real-world learning opportunities for the students across the curriculum.



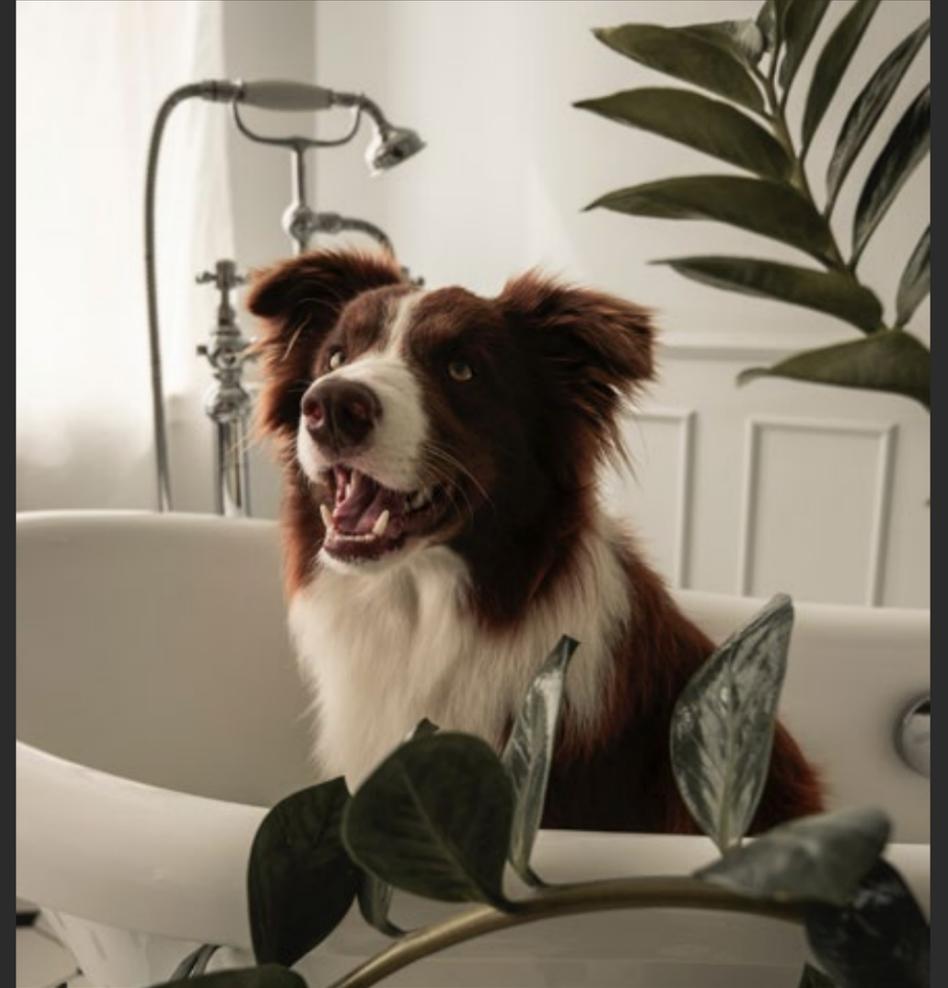
a m e n i t i e s



EXERCISE ROOM
GYM / YOGA STUDIO



OWNER'S LOUNGE
MEDIA / REC ROOM



PET SPA
GROOMING & WASH STATION

TRUMAN

DEVELOPER

\$300's

UNIT STARTING PRICES

2027

TENTATIVE OCCUPANCY

3

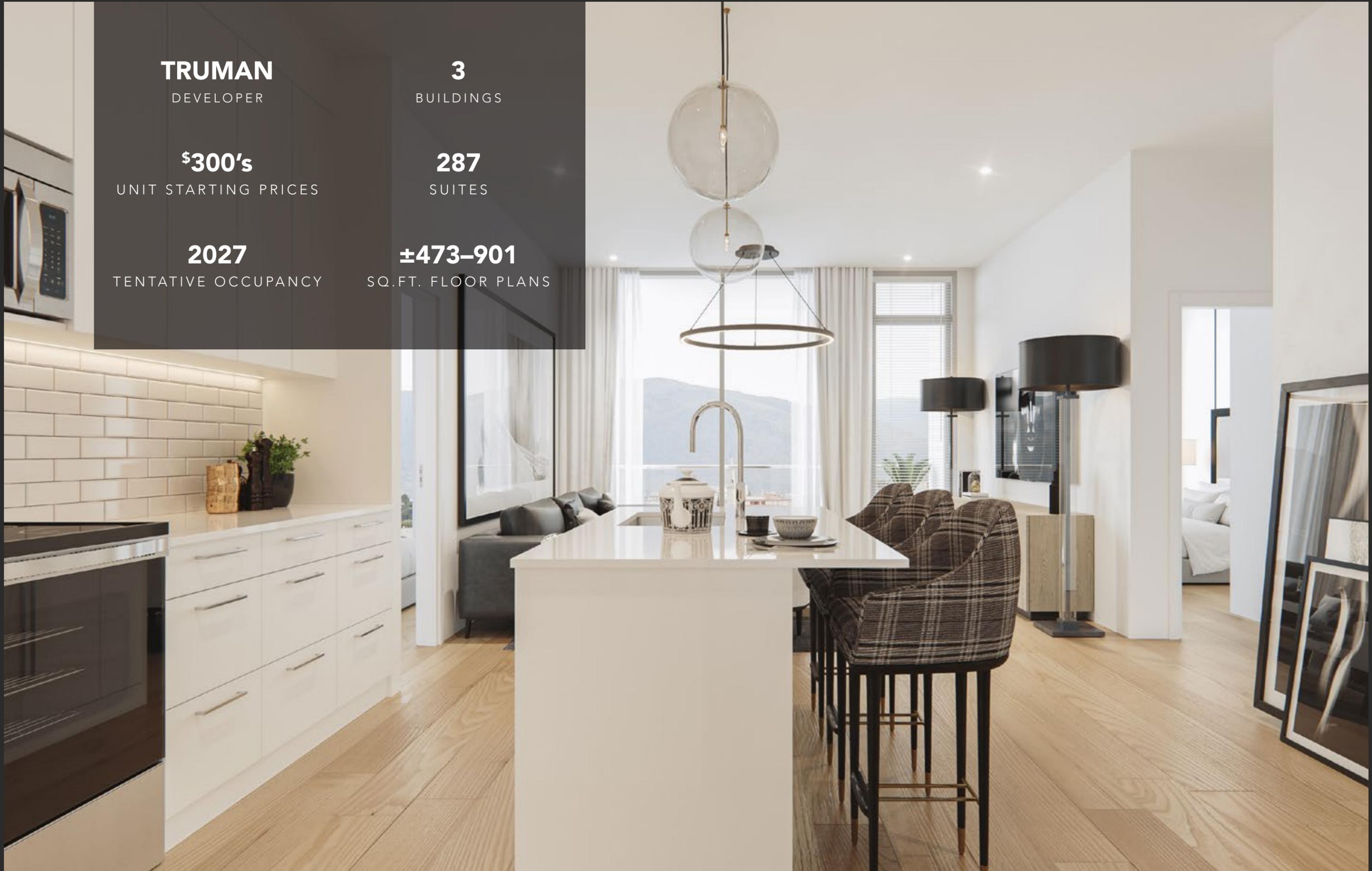
BUILDINGS

287

SUITES

±473-901

SQ.FT. FLOOR PLANS





The Building

- 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
- Hi-speed elevators and spacious entrance lobby
- 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 color schemes
- 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
- Full width vanity mirror
- 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





TRUMAN

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**

