

Aberdeen

TOWNHOMES



Aberdeen



Location

THE HEART OF

West Chestermere

Discover Chelsea

Chelsea, just a short drive into the city, an even shorter drive to the lake and walking distance to all the amenities you need. Residents can work in the big city, play at the lake and walk to the corner store - all on the same day.

Chestermere has grown and evolved from a summer village to a full-fledged city without losing touch with it's laidback, leisure-loving roots. Chelsea builds on this spirit by offering a family community with ample on-site amenities, including 3 future schools, three park spaces, convenient shopping, two connected pathway networks, an Eco park and over 9 acres of park space.

Formed in 1906, Chestermere Lake is 4.8 km long and 0.8 km wide lake is well used year-round by locals and visitors alike. The lake allows motor boats, is home to the Calgary Yacht Club and has a marina with small boat rentals. You can also swim, fish and – in the winter – snowmobile or ice skate on the lake. Authentic lake experiences are simply not available at any of Calgary's suburban lake communities.



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 roads, Chelsea is well connected to recreational and social activities, vast open spaces, Chestermere Lake, parks, Lakeside Golf Club and more. Enjoy instant access to major thoroughfares of 17th Avenue and Stoney Trail that make getting around the city easy.



Want to explore more of Chestermere? 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 lake and prairies with a walk or ride around one of Chestermeres 167 cycle routes.

Spend the day cycling from Chestermere to Calgary with multiple coffee and snack stops along the way, or take a shorter walk or bike around the 4km Lake loop. In addition to over 10,000 kilometres of trails Chestermere offers a variety of recreational activities, picnic areas, Artisan Gardens, fire pits and lakeside views. Plus, with multiple launch points for boating close to home, you're always ready to take a float on the wild side.





lifestyle

– EAT OUT –

Must-Tries & Favourites



CRAZY PASTA

#405, 320 WEST CREEK DRIVE

NO. **1**

Crazy Pasta is Chestermere's and Calgary's go to place for fresh (made in-house) Italian foods and also a supplier of imported Italian foods. Crazy Pasta was born out of a passion for Italian food, brought on through the years of working in the family run restaurant in rural Quebec. They offer both eat in and take home Italian food all made from scratch.



NO. 2

YUME SUSHI
400, 100 MARINA DRIVE

Join us at Yume Sushi in downtown Chestermere for a great meal and you'll be glad you did. Discover their asian food such as assorted nigiri and tempura, Unagi Don & more! It will tickle your taste buds and leave you longing for more.



NO. 4

THE CANADIAN BREWHOUSE
200, 180 MARINA DRIVE

When you come to The Canadian Brewhouse, you'll feel like you're right at home, because our house is your house...only we have way more TVs! That's right, you won't find a better selection of screens for watching the sports you love anywhere else! We even provide tabletop speakers for those nights when multiple sports and teams are playing.

NO. 3

BROWNS SOCIALHOUSE
501, 175 CHESTERMERE STATION WAY

Browns Socialhouse® is a Vancouver-based franchise within the Browns Restaurant Group family, with over 80 locations across Canada. We serve flavourful food that's always fresh and fun! Our stylish yet relaxed environments are the perfect balance between "neighbourhood pub" and "upscale casual dining." Our guests experience a premium casual environment that makes them feel at home – and that's what the term Socialhouse is all about. It's that simple.



NO. 5

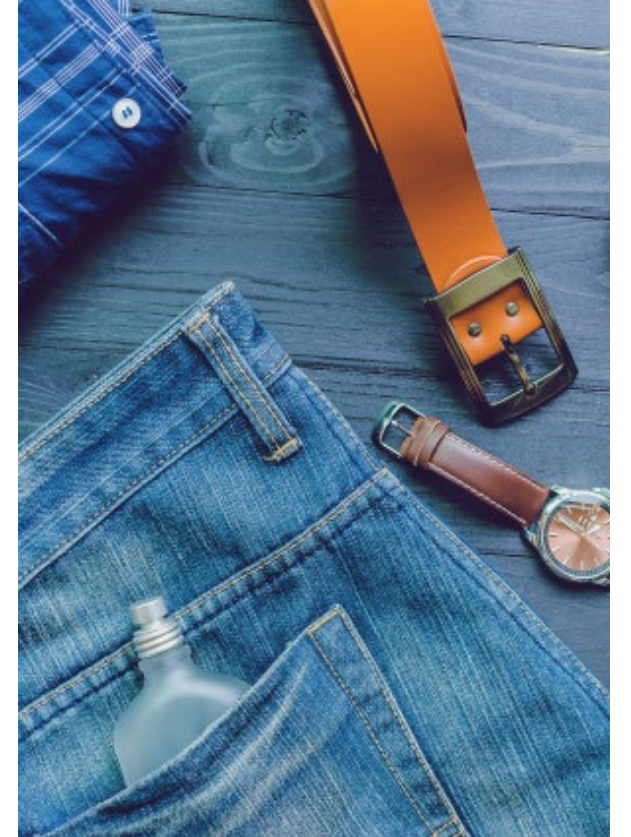
BAR BURRITO
4130, 250 EAST HILLS SQUARE SE

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.



– STILL A THING –

Shopping *in* Person



EAST HILLS SHOPPING CENTRE

75, EAST HILLS BLVD SE

East Hills Shopping Centre offers more than 67 brand name retailers, services, and restaurants.

SINNERS-2-SAINTS

120 CHESTERMERE STATION WAY

Sinners2saints makes sure that every design and item does not only convey an inspiring and uplifting message to all, but also fits their highest standard of quality.

CHESTERMERE STATION

175 CHESTERMERE STATION WAY

Chestermere Station provides access to all the restaurants and services you will need, so you'll never need to leave the neighbourhood, if you don't want to.

— TIME FOR TEE —

Above Par



LAKESIDE GOLF COURSE

555 LAKESIDE GREENS DR

Lakeside's meticulously manicured layout awaits you with large greens, many attractive yet challenging water features, and numerous tee options to complement all levels of players. Lakeside boasts a fully stocked Golf Shop with the latest trends in clothing and equipment.

HEATHERGLEN GOLF COURSE

234024 RANGE ROAD 285

Heatherglen is a showpiece among golf courses where golfers of all skill levels can have a great time and a facility that aims to provide the public golfer with beautifully maintained facilities and great prices. With 27 holes, you'll be able to put together a new combination of nines every time you play. In total, this is a grand place to play that you will want to visit again and again.

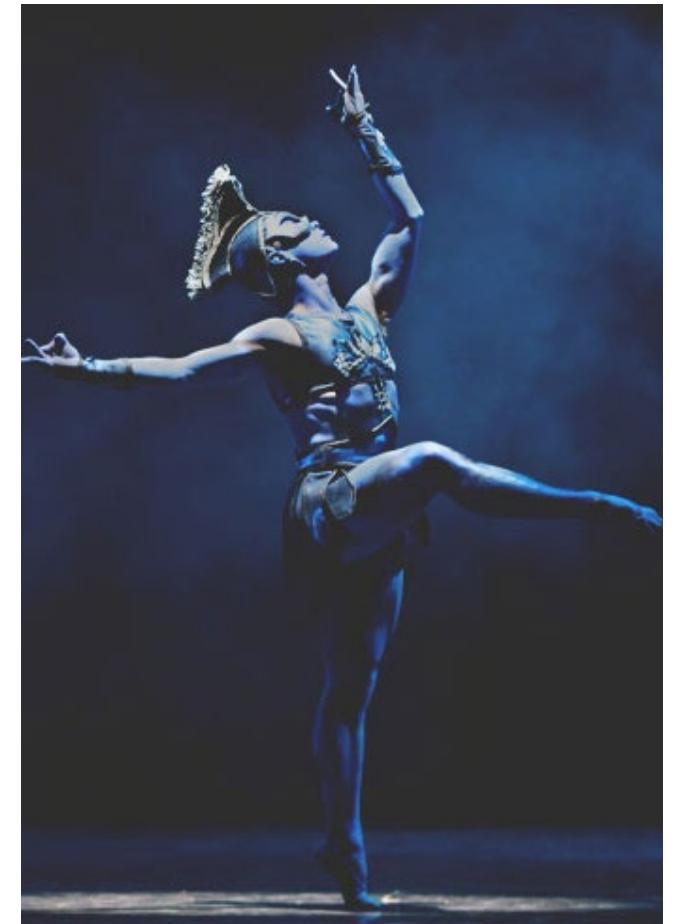
INGLEWOOD GOLF CLUB

19 GOSLING WAY SE

Inglewood Golf and Curling Club is a semi-private, non-profit recreational facility, dedicated to providing excellent golf, curling and social activities in a friendly environment for the enjoyment of its members and guests.

– 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 around Chestermere lake 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!

– OUTDOOR ADVENTURE –

Parks & Pathways



Chestermere offers all the energy of a 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 lake, making the city that much more enjoyable.



JOHN PEAKE MEMORIAL PARK 121 CHESTERMERE STATION WAY

Host to music festivals, food trucks, fireworks and boat launch, John Peake Memorial Park is great spot to spend time with friends and family. With a gazebo, picnic area, beach and walkway along the lakefront, it's the perfect place to spend a hot summers day.

CHESTERMERE LAKE 635 EAST CHESTERMERE DR.

Chestermere Lake is a beautiful, 4.8 km long lake that provides many opportunities for residents to relax and enjoy the water, such as boating, running, fishing, swimming, skating and more!

WESTERN HEADWORKS CANAL 101 WESTCHESTER WAY

Discover this moderately challenging 25.3-km point-to-point trail, it takes an average of 6 h 8 min to complete. This trail is great for cross-country skiing, hiking, and mountain biking.

TRUMAN
DEVELOPER

24
BUILDINGS

\$480's
UNIT STARTING PRICES

112
UNITS

2025
TENTATIVE OCCUPANCY

±1,570
SQ.FT. FLOOR PLANS

DISCLAIMER: THIS IS NOT AN OFFERING FOR SALE. ANY SUCH OFFERING MAY BE MADE ONLY WITH A DISCLOSURE STATEMENT. PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE. E & O.E. EVERY INVESTMENT INVOLVES RISK, AND ANY PURCHASER OF REAL ESTATE IS RESPONSIBLE FOR THEIR OWN DUE DILIGENCE. ANY INTERESTED PARTY IS RESPONSIBLE FOR THEIR OWN MODEL ASSUMPTIONS, RESEARCH AND EVALUATION. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT, WILL PREVAIL.

Aberdeen





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**

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