

PRINCETON

 TRUMAN





# PRINCETON

Princeton is a brand new community that offers affordability and convenience. With easy access to both Calgary and Chestermere, families can enjoy a relaxed lifestyle with urban amenities nearby. Experience the peaceful charm of rural living while enjoying comfortable homes and nearby attractions. Princeton is an ideal option for families seeking a simple yet convenient lifestyle away from the hustle and bustle of city life.



In Calgary, there are endless possibilities for entertainment and exploration. Take a stroll through the vibrant and eclectic downtown core filled with charming shops, galleries, and cozy cafes. Immerse yourself in the city's rich cultural scene by visiting the iconic Calgary Tower or exploring the awe-inspiring exhibits at the Glenbow Museum.

Don't miss the thrill of attending the annual Calgary Stampede, a world-famous event showcasing rodeo competitions, live music, delicious food, and a lively carnival atmosphere.



# CITY LIVING



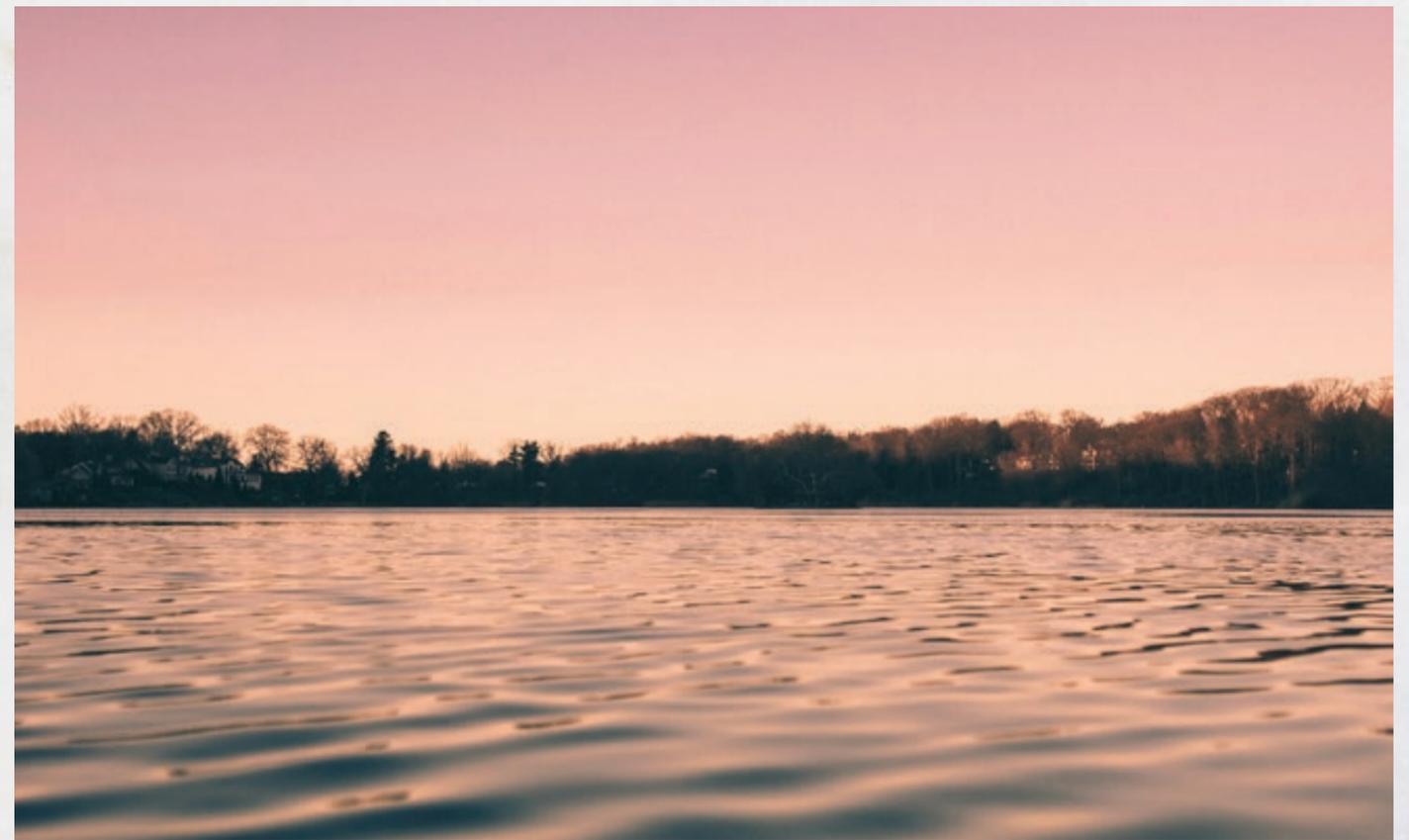
Princeton's strategic location extends beyond its accessibility to downtown Calgary, as it also offers close proximity to the Calgary International Airport. With the airport just a short drive away, enjoy the convenience of easy travel connections to domestic and international destinations. Whether it's for business or leisure, Princeton ensures that residents can embark on their journeys quickly, minimizing travel time and maximizing convenience.



For those seeking the vibrant energy of downtown living, Princeton's proximity to Downtown Calgary makes it an ideal choice. Within a mere 15-minute drive, residents can immerse themselves in the bustling streets, cultural attractions, and diverse culinary experiences that downtown Calgary has to offer. Whether it's catching a show at the Arts Commons, exploring the trendy shops along Stephen Avenue, or enjoying the vibrant nightlife, Princeton residents can easily access the heart of the city and partake in the excitement and opportunities that Downtown Calgary presents.



Another notable advantage is Princeton's proximity to Chestermere, a charming town located just east of Calgary. Situated only a short distance away, residents of Princeton have the opportunity to explore the recreational offerings of Chestermere Lake. This picturesque lake offers a tranquil retreat for outdoor enthusiasts, providing opportunities for boating, fishing, swimming, and other water activities. The close proximity to Chestermere enhances the recreational options available to Princeton residents, adding a touch of nature's beauty to their everyday lives.



LAKESIDE

1.

**Blaze Pizza**

Blaze Pizza is a fast-casual restaurant chain known for its artisanal pizzas cooked in an open-flame oven. Customers can create their own custom pizzas or choose from a selection of signature pizzas.

**2618 32 St NE #2**

10 min drive



2.

**JOEY Barlow**

Joey Restaurants is a Canadian-based chain of casual dining restaurants. Offering a diverse menu that includes a mix of classic and contemporary dishes, Joey Restaurants strives to provide an elevated dining experience for its patrons.

**3026 23rd Street NE**

12 min drive



3.

**South Street Burger**

Our seemingly endless combinations of gourmet toppings will elevate your burger experience. Sure, you'll have your favourites, but at South Street Burger, no two burgers need ever to be the same.

**409 East Hills Blvd S.E.**

2 min drive



4.

**Earls Kitchen + Bar**

Earls Restaurants is a North American chain of casual dining restaurants known for its diverse menu offerings and upscale yet relaxed atmosphere. The restaurant's menu features a mix of globally-inspired dishes, including burgers, pastas, salads, and seafood, as well as a selection of cocktails and beverages.

**16 Ave NW #1110**

12 min drive



**DINE**

1.

**Village Square Leisure Centre**

Village Square Leisure Centre is a multi-purpose facility with an indoor water park, wave pool, and waterslides, ice rinks and gymnasium. Our indoor pool has been rated as one of the best in Canada.

**623 56 St N.E.**  
9 min drive



2.

**Lakeside Golf Club**

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.

**555 Lakeside Greens Dr**  
8 min drive



3.

**HeatherGlen Golf Course**

In a serene area just outside busy Calgary, you'll find HeatherGlen Golf Course, a nearby golfing destination with 18 holes of adventure amid beautiful city and mountain views.

**234024 Range Rd 285**  
10 min drive

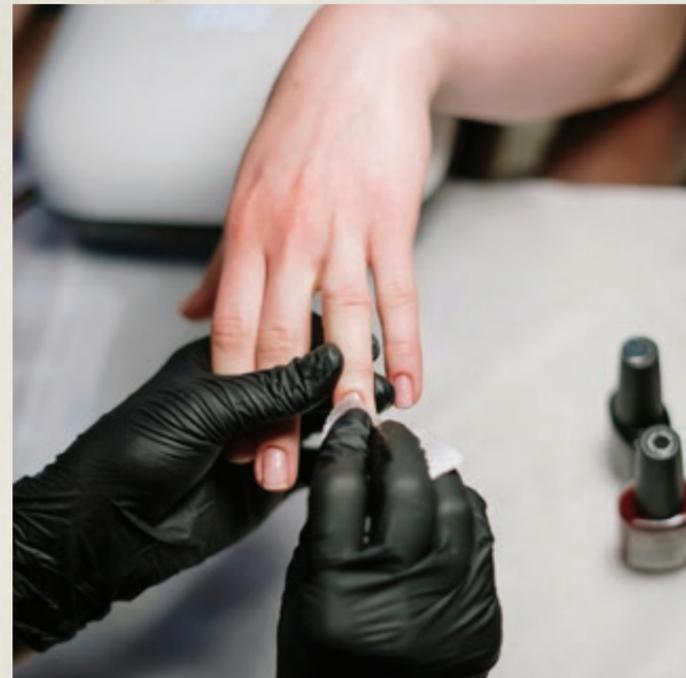


4.

**Diva Salon and Spa**

Diva provides relaxing treatments ranging from hair and nail services with a focus on creating a relaxing and rejuvenating atmosphere for clients.

**2525 36 St NE #258**  
12 min drive



**UNWIND**

1.

### East Hills Shopping Centre

Located at the intersection of 17 Avenue South- East & Stoney Trail Extension, this unenclosed centre offers more than 67 brand name stores including Costco, Walmart, Cineplex, Marshalls, PetSmart, Michaels and Staples.

**75 East Hills Blvd S.E.**  
6 min drive



3.

### Sunridge Mall

Sunridge Mall is the dominant shopping centre in Northeast Calgary - the fastest growing quadrant of the city. The centre's unique mix of shops and services make Sunridge one of the largest shopping destinations in the city.

**2525 36 St N.E.**  
12min drive



2.

### IKEA Calgary

Modern, affordable furniture to bring your home to life. We have everything from IKEA Kitchens and smart home solutions to a large selection of modern bedroom furniture, sofas, lighting, curtains, bedding and more.

**8000 11 St S.E.**  
18 min drive



4.

### Costco Wholesale

Costco in East Hills offers a comprehensive shopping experience, providing convenient access to a variety of goods, from groceries to electronics, in a bustling environment designed for efficient bulk shopping.

**75 E Hills Blvd SE**  
7 min drive

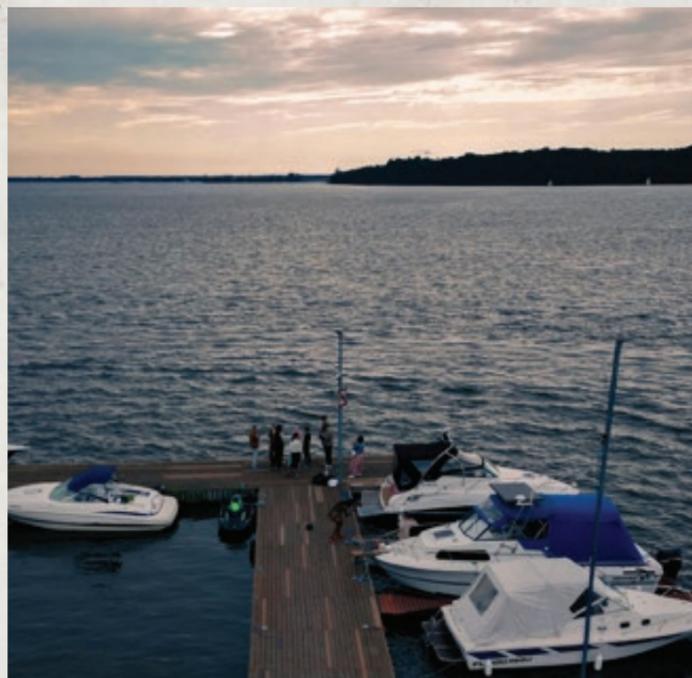


SHOP

### **Chestermere Lake**

Located east of Calgary, Chestermere Lake is a beautiful 4.8km long lake that provides many water activities. Boaters are welcome on the lake. Try out your wakeboard, water skis, or tubes.

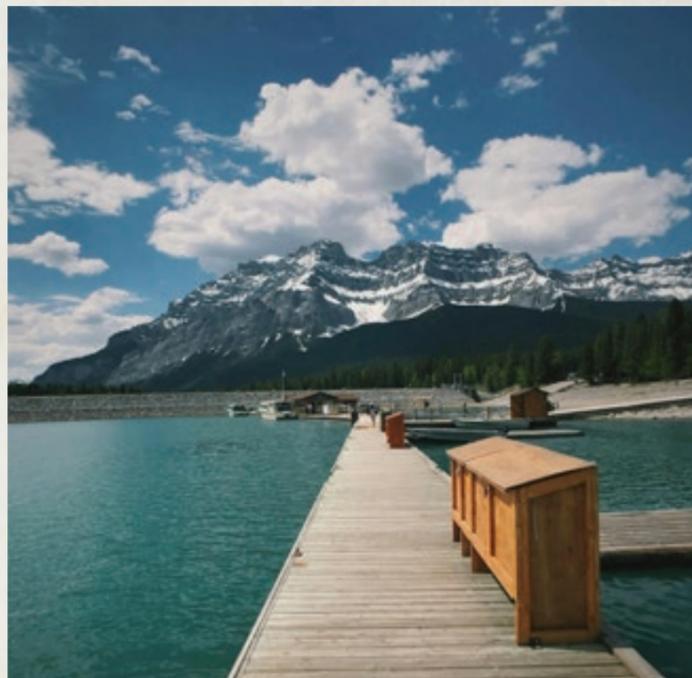
**208 West Chestermere Dr**  
10 min drive



### **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.

1h 20 min drive



### **Downtown Calgary**

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

8 min drive



### **Drumheller**

Also known as the Dinosaur Capital of the World, Drumheller is a must-visit destination when exploring the Canadian Badlands and discovering the prehistoric life that wandered this way.

1h 20 min drive



# EXPLORE

### Elliston Park

Known for its picturesque setting and expansive grounds, the park provides opportunities for picnicking, walking, and enjoying nature. A highlight of Elliston Park is its stunning water feature, which includes a large pond and fountain, creating a serene and peaceful atmosphere.

**1827 68 St SE**

8 min drive

### John Peake Memorial Park

Located just outside of Calgary, John Peake Memorial Park offers a scenic outdoor experience with breathtaking views and natural beauty. Area includes access to Cove Beach, a picturesque stretch of sand perfect for relaxation and beachcombing.

**121 Chestermere Station Way**

9 min drive



### Prairie Winds Park

Prairie Winds Park is a park offering a wide range of recreational activities and amenities. This family-friendly park features expansive green spaces, perfect for picnicking or playing sports. Visitors can cool off in the park's splash pad during hot summer days or explore the playgrounds and sports fields.

**223 Castleridge Blvd NE**

10 min drive



### Carburn Park

Carburn Park is a picturesque urban park offering a variety of recreational opportunities and natural beauty. Situated along the Bow River, the park features scenic pathways perfect for walking, jogging, or cycling, providing stunning views of the river and surrounding landscape.

**67 Riverview Dr SE**

18 min drive

# PARKS & PATHWAYS

### **Southern Alberta Institute of Technology (SAIT)**

Renowned for its industry-focused programs and hands-on learning experiences, SAIT prepares students for success through its state-of-the-art facilities, expert faculty, and strong industry partnerships, offering a dynamic learning environment.

**1301 16 Ave NW**  
21 min drive



### **Mount Royal University**

Mount Royal University (MRU) is a dynamic institution known for its commitment to personalized education. With a diverse array of programs and a strong focus on hands-on learning, MRU's vibrant campus community, dedicated faculty and state-of-the-art facilities, provides a supportive environment where students can thrive.

**4825 Mt Royal Gate SW**  
25 min drive



### **University of Calgary**

The University of Calgary is a leading Canadian research university located in Calgary, Alberta. Established in 1966, it has grown into one of Canada's top institutions for higher education and research. The university offers a wide range of undergraduate, graduate, and professional programs across various disciplines, including arts, science, engineering, business, and health sciences. The University of Calgary provides students with opportunities for hands-on learning, research experience, and community engagement.

**2500 University Dr NW**  
24 min drive



# HIT THE BOOKS

### **St. Kateri Tekakwitha School**

St. Kateri Tekakwitha School, part of the Calgary Catholic School District in Alberta, is dedicated to providing a nurturing and inclusive learning environment for students from Kindergarten to Grade 6, with a focus on academic excellence, faith formation, and community engagement.

**1005 Abbotsford Drive NE**

7 min drive

### **Abbeydale School**

Abbeydale School, part of the Calgary Board of Education in Alberta, provides a welcoming and inclusive learning environment for students from Kindergarten to Grade 5, with a focus on academic achievement, social-emotional development, and community involvement.

**320 Abergale Dr NE**

8 min drive

### **St. Rose of Lima School**

St. Rose of Lima School, part of the Calgary Catholic School District in Alberta, is dedicated to providing a faith-filled and inclusive learning environment for students from Kindergarten to Grade 9. Rooted in Catholic teachings and values, they aim to nurture the spiritual, academic, and personal growth of each student.

**2419 50 St NE**

8 min drive

### **Dr. Gladys McKelvie Egbert School**

Dr. Gladys McKelvie Egbert School, a part of the Calgary Board of Education in Alberta, is committed to providing a safe, inclusive, and nurturing learning environment for students from Kindergarten to Grade 6.

**6033 Madigan Dr NE**

7 min drive

### **Father Lacombe High School**

Father Lacombe High School has a long history rooted in Catholic education and community service. Named after Father Albert Lacombe, a renowned missionary and advocate for Indigenous peoples, the school is dedicated to upholding his legacy of compassion, service, and social justice.

**3615 Radcliffe Drive SE**

14 min drive

### **Lester B. Pearson High School**

Serving students from Grades 10 to 12, Lester B. Pearson offers a comprehensive and diverse curriculum that prepares students for success in post-secondary education. With a focus on innovative teaching practices, personalized learning, and the integration of technology, the school strives to meet the needs of all learners.

**3020 52 St NE**

7 min drive



# HIT THE BOOKS



TOWNHOMES



## THE BUILDINGS

- 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
- Built-in smoke/heat detectors and in-suite water sprinkler system
- Individual suite utility metering for maximum energy savings with individual thermostat control

## THE UNITS

- 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
- 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

# UNIT SPECS

## L.A. COLOUR

Embracing the vibrant essence of the West Coast, this home's interior design reflects the city's iconic blend of sunshine and style. Characterized by bright and airy spaces that capture the essence of coastal California living, the colour scheme revolves around white finishes that amplify natural light, creating an inviting and expansive atmosphere.

This townhome boasts a range of upscale finishes carefully curated to enhance both style and functionality. Step onto durable LVP flooring in Divine Quest Willow XL, complemented by LVT Divine Passage Cleopatra in designated areas such as the laundry and bathrooms. In the kitchen and shower walls, sleek white subway tile backsplash adds a touch of sophistication. Quartz countertops in GS Imports Glacier White adorn both the kitchen and bathrooms, offering durability and elegance. The kitchen exudes modern charm with super matte white cabinetry, providing ample storage space. Walls and trim are finished in Architectural White C2 - 516 paint, lending a crisp and contemporary feel throughout the home.



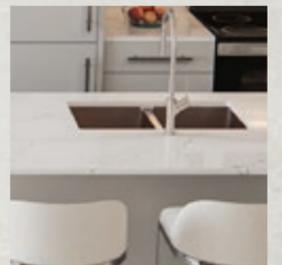
## N.Y. COLOUR

Drawing inspiration from the spirit of New York, the interior design of this home embraces a more sophisticated, urban aesthetic that reflects the city's architectural majesty and cultural depth. The N.Y. colour scheme is intentionally moody, utilizing dark and grey finishes to create an atmosphere that's both modern and timeless, evoking the energy and mystique of the city that never sleeps.

In this townhome, attention to detail is evident in its thoughtfully selected finishes, catering to both style and practicality.

Upon entry, you're greeted by Divine Quest Freshman LVP flooring, offering durability and a touch of elegance. For designated areas like the laundry and bathrooms, Divine Passage Cleopatra LVT provides a seamless blend of functionality and sophistication. The kitchen and shower walls feature a timeless white subway tile backsplash, adding a classic charm to the space. Quartz countertops in GS Imports Glacier White grace both the kitchen and bathrooms, combining luxury with durability. Grey Haze cabinetry in the kitchen provides a modern yet warm aesthetic, offering ample storage solutions.

Throughout the home, walls and trim are adorned in Architectural White C2 - 516 paint.



# FIT & FINISH



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**

Live better.® Live Truman.



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.