

# Watercrest

◆ TOWNHOMES ◆



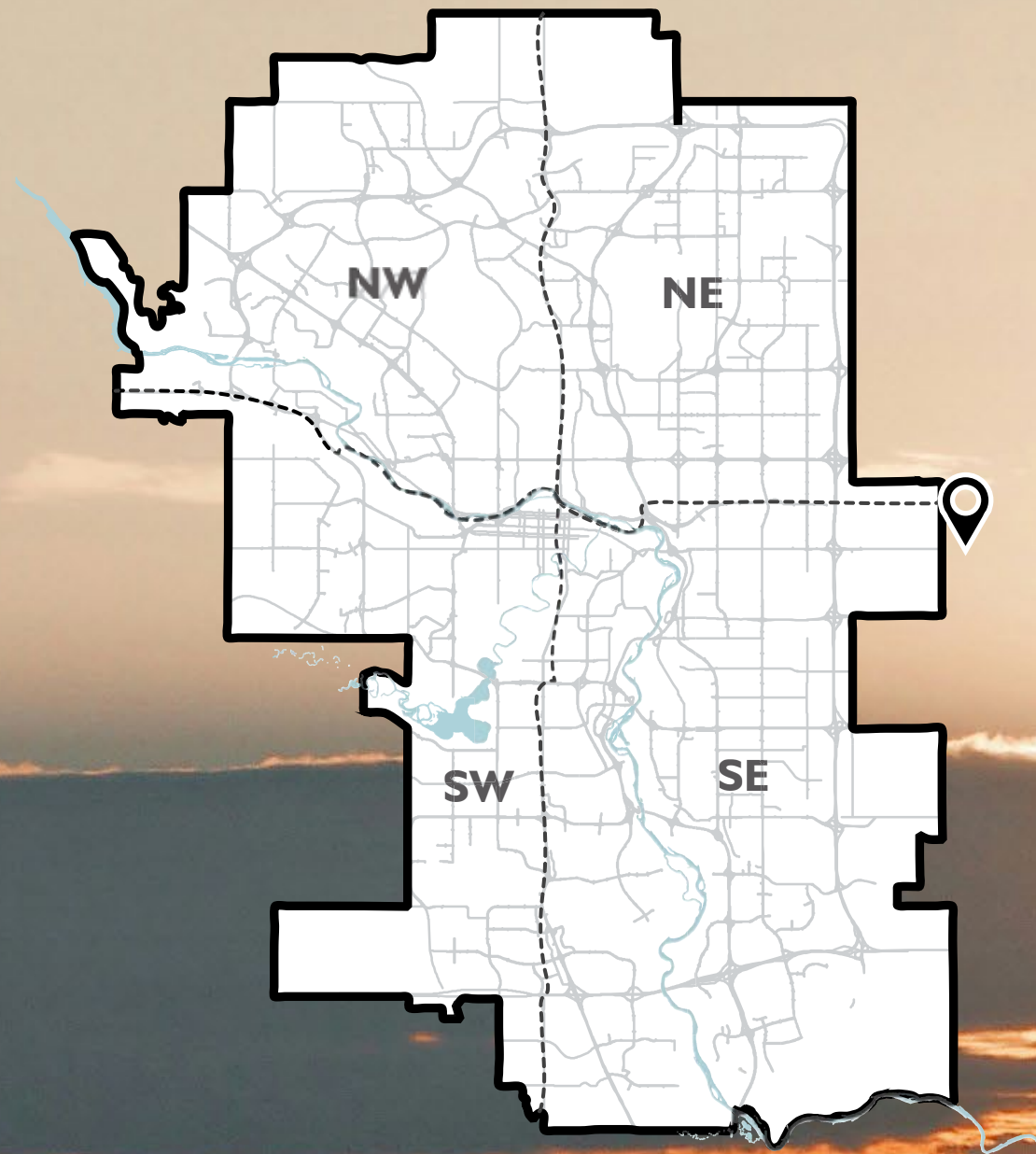
 TRUMAN



Waterford Estates is an emerging community located in Chestermere, adjacent to Calgary. This community is designed to cater to various lifestyles, featuring a blend of residential options and abundant amenities. The proximity to Calgary makes it an attractive choice for professionals who prefer a serene living environment away from the city's hustle but still value quick access to urban amenities.

The development of Waterford Estates is focused on creating a vibrant, inclusive community that blends natural beauty with modern living. The area is well-planned with amenities that include expansive parks, a variety of recreational facilities, and direct access to Chestermere Lake, which is known for its beach access and leisure activities like boating and fishing.

For those interested in investing or residing in Waterford Estates, the community promises a blend of tranquility and convenience, fostering a lifestyle that's both relaxed and connected.



Living in Waterford Estates offers a unique blend of urban convenience and suburban tranquility. This area is ideal for those who appreciate close proximity to Calgary's vibrant city life but prefer the quieter, more spacious suburban setting of Chestermere. The commute between the two locations is relatively short and straightforward, making it feasible for daily travel to the city for work or leisure. Residents can enjoy the best of both worlds: the cultural, educational, and employment opportunities of a major urban center, and the recreational activities and community feel of a smaller town. The combination of accessible urban amenities and the natural beauty of the suburban landscape makes living in Waterford Estates particularly appealing for a diverse range of lifestyles.

# LOCATION



## CHESTERMERE STATION

175 CHESTERMERE STATION WAY | 9 MIN DRIVE

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.

## EAST HILLS SHOPPING CENTRE

75, EAST HILLS BLVD SE | 9 MIN DRIVE

East Hills Shopping Centre offers more than 67 brand name retailers, services, and restaurants including Costco, Marshalls, Staples, Walmart Supercentre, and Sport Check.



## IKEA CALGARY

STEWART GREEN S.W. | 20 MIN DRIVE

With a vast selection of stylish and functional products, IKEA stores offer a unique shopping experience characterized by self-service, flat-pack furniture, and in-store displays.



## SUNRIDGE MALL

320 9<sup>TH</sup> AVENUE S.W. | 20 MIN DRIVE

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



# SHOP



## DUNN & COMPANY KITCHEN + MERCANTILE

117 MAIN ST #101 | 11 MIN DRIVE

Founded on the principles of quality, creativity, and community, Dunn & Company offers an elevated dining experience with a focus on seasonal, locally sourced ingredients. With a diverse menu curated by Executive Chef Dylan Smith, patrons can enjoy a range of innovative dishes inspired by global flavors and culinary traditions.



## THE MASH

117 MAIN ST #109 | 10 MIN DRIVE

Introducing your go-to destination for sustainable craft beer and artisanal pizza! At The Mash, we're dedicated to environmental responsibility through reducing, reusing, and recycling. Our commitment shines through as we repurpose spent grain from our brewing partners at Half Hitch Brewing to craft our signature pizza dough, resulting in a delicious and eco-conscious dining experience.



## BROWNS SOCIALHOUSE

175 CHESTERMERE STATION WAY

#501 | 9 MIN DRIVE

Our culinary philosophy revolves around serving vibrant and fresh dishes that delight the palate. Nestled in stylish yet laid-back settings, our establishments strike the ideal harmony between a neighborhood pub and upscale casual dining. Guests revel in a premium casual atmosphere, evoking a sense of home away from home - encapsulating the essence of what Socialhouse truly means.



# DINE



# UNWIND



## ANYTIME FITNESS

100 MARINA DR #303 | 9 MIN DRIVE

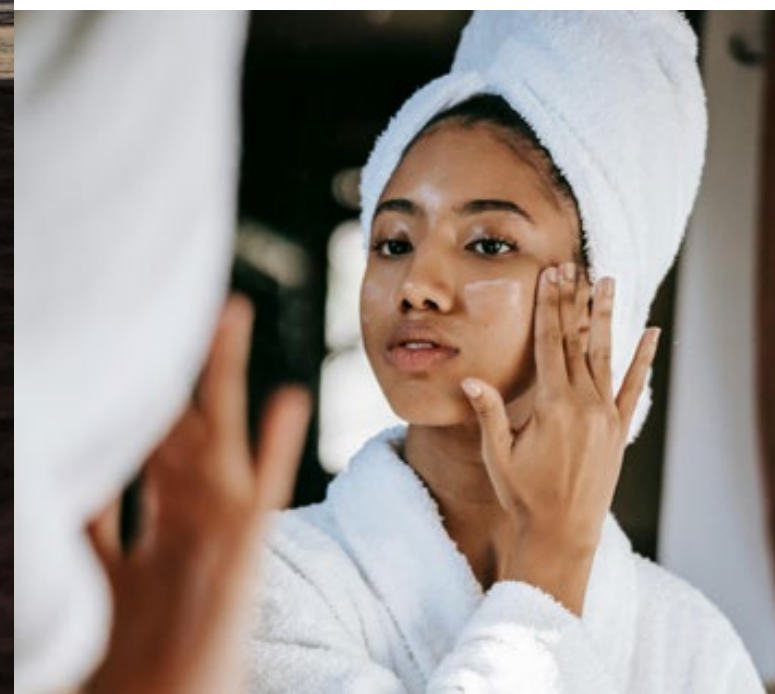
With personalized fitness plans, expert coaching, and access to an extensive network of gym facilities, we're committed to supporting you wherever and whenever you need us.



## HARMONY HEALTH AND FITNESS

555 LAKESIDE GREENS DR | 13 MIN DRIVE

Harmony offers diverse fitness and yoga classes along with personalized training sessions, ensuring a welcoming and secure environment for individuals of all levels to explore body, mind, and soul.



## THE LAKESHORE SPA

320 W CREEK DR #202 | 7 MIN DRIVE

Offering a range of indulgent spa services including facials, hand and foot treatments, as well as clinical services like IPL hair removal and photo rejuvenation facials, our Day Spa ensures a rejuvenating experience.

## JOHN PEAKE MEMORIAL PARK

121 CHESTERMERE WAY | 11 MIN DRIVE

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.

## ANNIVERSARY PARK

208 W CHESTERMERE DR | 9 MIN DRIVE

Anniversary Park stands as Chestermere's revitalized lakeside haven. Embrace the scenic splendor with a pristine sand beach, meandering lakeside promenade, and inviting picnic areas, all amidst enhanced green expanses.

## RAINBOW FALLS PARK

301 RAINBOW FALLS DR | 6 MIN DRIVE

Relish the serene ambiance of Rainbow Falls Park as you listen to the creek's gentle flow. Wander along the walkway and take a seat on one of the benches for moments of quiet reflection.

## LAKESIDE GOLF CLUB

555 LAKESIDE GREENS DR | 13 MIN DRIVE

Offering a meticulously manicured layout with expansive greens and challenging water features, Lakeside caters to players of all skill levels with various tee options.

## CHESTERMERE LAKE

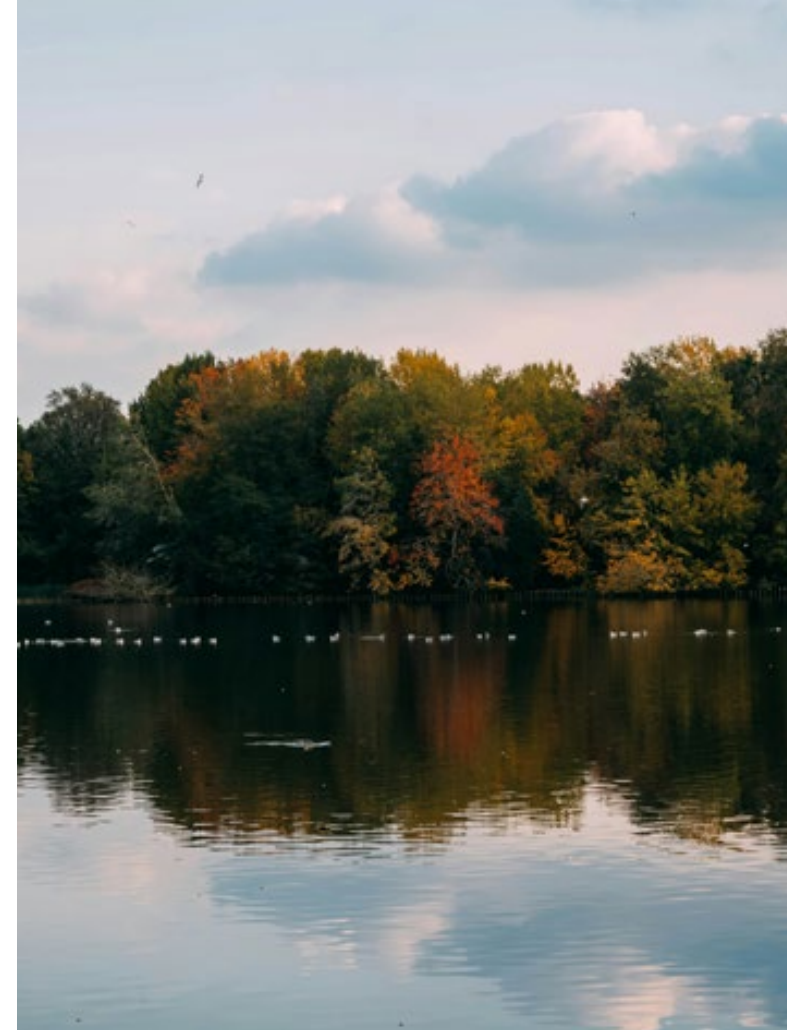
208 W CHESTERMERE DR | 10 MIN DRIVE

Chestermere Lake, offers a plethora of water-based recreational opportunities, whether it's wakeboarding, water skiing, or tubing.

## SUNSET BEACH

418 E CHESTERMERE DR | 12 MIN DRIVE

Sunset Park is a beloved spot for paddleboarders, windsurfers, sailboarders, and kite skiers, offering easy lake access and sandy beaches.



## EAST LAKE SCHOOL

325 KINNIBURGH BLVD | 7 MIN DRIVE

At East Lake School, we strive to empower students to set and achieve their goals, fostering resilience and success throughout their learning journey.

## PRARIE WATERS ELEMENTARY SCHOOL

201 INVERMERE DR | 9 MIN DRIVE

At Prairie Waters, we foster individualized journeys of learning by providing engaging and collaborative experiences that empower each learner to make a positive difference in our world.

## CHESTERMERE HIGH SCHOOL

241078 RANGE RD 280 | 9 MIN DRIVE

Chestermere High School strives to cultivate well-rounded students who demonstrate creative and critical thinking, adaptability to technological advancements, and respect and compassion.

## CHESTERMERE LAKE MIDDLE SCHOOL

128 W LAKEVIEW DR | 10 MIN DRIVE

Chestermere Lake Middle School is a progressive learning community that celebrates the diverse talents and abilities of its members.

## MOUNT ROYAL UNIVERSITY

4825 MT ROYAL GATE SW | 24 MIN DRIVE

Mount Royal University fosters a close-knit community comprised of exceptional students, passionate professors, and distinguished alumni.

## THE UNIVERSITY OF CALGARY

2500 UNIVERSITY DR NW | 32 MIN DRIVE

We have achieved recognition as one of the world's leading universities by continuously pushing our boundaries, striving for improvement, and relentlessly pursuing knowledge.







# LOCATION



## BANFF NATIONAL PARK

1 HR 26 MIN DRIVE

Nestled in the heart of the Canadian Rockies, Banff National Park stands as a breathtaking natural wonderland, captivating visitors with its majestic mountain peaks, turquoise lakes, and abundant wildlife.



## DRUMHELLER

1 HR 23 MIN DRIVE

Drumheller, is a captivating destination renowned for its unique geological formations and rich paleontological history. As the Dinosaur Capital of the World, Drumheller offers visitors the chance to explore fascinating dinosaur fossils and exhibits at the Royal Tyrrell Museum.



## CALGARY INTERNATIONAL AIRPORT

25 MIN DRIVE

YYC Calgary International Airport, colloquially known as Calgary International Airport, is a major international airport serving the city of Calgary.

## THE HOMES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes
- Contemporary imported high gloss ceramic floor tile, with custom set full height kitchen backsplashes
- A choice of high quality luxury wide plank flooring with acoustic underlay throughout main living area
- In-suite technology featuring integrated wiring, TV / Telephone connections in principal areas
- Convenient and ultra-quiet in-suite Energy Star Front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve, and an easy access lint trap (only as required)
- Brilliant lighting: stay illuminated with our hand-picked 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, with a fiberglass front door
- Ample Glide Free™ closet shelving and storage shelving (as per plan)
- Complete security system rough-in for keypad and motion (rough-in only)
- Hardwired carbon monoxide and smoke detectors
- G.F.I. Protected electrical outlets in bathrooms
- Approximately 8 -9ft ceilings throughout, featuring energy saving high performance windows

## THE DEVELOPMENT

- Built by multiple Customer Choice Award Winner for highest customer satisfaction
- 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

## THE KITCHENS

- Award winning kitchen cabinetry design
- Floor to ceiling ergonomic TRUspace™ contemporary kitchen cabinetry; 42" upper cabinets with closed in soft molding to ceiling, textured finishes, accented by soft close door and drawer hardware plus integrated storage
- Polished Quartz hard surface eased edge countertops
- Under-mount double bowl sink with industrial high arc single lever pull out faucet
- Full height tile kitchen backsplashes
- Gleaming Foundry™ custom made full height door hardware as per selections
- For the chef; stainless steel energy saving integrated appliances (fridge with water line, oven, glass-top electric stove, dishwasher, hood fan / microwave OTR)
- Deep drawer for pots and pans





## THE BATHROOMS

- Eased edge polished Quartz counter tops
- Modern square edge tubs with sloping lumbar support with upgraded contemporary tiles reveal a luxe spa atmosphere
- TruSpace™ vanity design for maximum storage
- Chrome plumbing fixtures with porcelain undermount sink
- Porcelain comfort height toilets
- Coordinating bathroom hardware and accessories
- Environmentally conscious WaterSense fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being

## THE MECHANICS

- High efficiency furnace with Drip humidifier
- All duct work is professionally cleaned before possession
- 50 Gallon energy saver electric hot water tank
- R-50 loose fill attic insulation for ultimate comfort
- Spray foam insulation in all cold areas under living spaces
- Formaldehyde-free batt insulation & expanding insulation in between all windows and doors
- Industry leading party wall detailing



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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