



# FEATURES & FINISHINGS

## A RICH HERITAGE

- Be part of a rich heritage of historic Mallardville
- Elevated mountain, city, and scenic views
- Easy access to shops, services, and restaurants
- Close proximity to other major cities and a quick 1-minute drive to Trans-Canada Highway & Lougheed Highway
- Walking distance to Transit and Braid Skytrain Station

## SMART DESIGN IN EVERY WAY

- Contemporary West Coast architecture designed by Wilson Chang Architects
- 58 thoughtfully designed concrete homes built by experienced local developer, ML Emporio
- Spacious outdoor balconies and/or terraces expand your living space
- Individually controlled air-conditioning and heating for year-round climate control throughout the home
- Expansive windows that maximize natural light
- 9' ceilings in the main living area

## CONTEMPORARY INTERIORS

- Interiors designed by Portico Design Group
- Wide plank laminate flooring throughout
- Contemporary roller shades to control natural light and UV protection
- Energy-efficient front-loading Samsung washer and dryer in each home

## CREATIVE KITCHENS

- Custom cabinetry with under-cabinet LED lighting and soft-close drawers
- Premium Samsung stainless steel appliance package:

Studio, 1, 2 & 3 Bedroom homes includes:

- Samsung 30" smart electric range (Wi-Fi enabled, works with Google Assistant)
- Samsung 30" OTR microwave
- Samsung 33" smart fridge (Wi-Fi enabled via SmartThings App to control temperature)
- Samsung 24" dishwasher
- Samsung 24" front load washer and dryer

- Durable, easy-to-clean solid quartz countertops with matching full-height backsplash
- Stainless steel under-mount sink with polished chrome faucet with pull-out spray
- Electric outlet in each kitchen and/or kitchen island

## SPA-INSPIRED BATHROOMS & ENSUITES

- Durable solid quartz countertops
- Modern flat panel cabinets with soft close hardware
- Full-height, large-format tile extends from the floors to the walls
- Ensuite or main bathrooms with mirrored medicine cabinet for added storage
- Chrome Kohler faucets and accessories throughout
- Relaxing soaker bathtub in the main bathroom
- Undermount sinks
- Quiet close toilet by Kohler

## ELEVATED AMENITIES

A carefully curated selection of indoor and outdoor amenities to help you create the life you desire. Over 13,000sf of amenities, including:

- Over-height lobby
- Beautifully landscaped private courtyard located on the 5th floor. The outdoor courtyard includes a BBQ station, harvest table, lounge seating with a fire pit, green space and a children's play area
- Party room extends to the outdoor courtyard, complete with a kitchenette dining, fireplace, couches and a flat-screen TV perfect for entertaining guests
- State-of-the-art fitness centre with a yoga studio for a healthy lifestyle
- Infrared saunas with a private changing room
- Professional business centre, private desks and a lounge area offering a quiet work environment
- Rooftop outdoor lounge with unobstructed views
- Theatre room
- Snail™ electronic parcel delivery room
- Furnished Guest Suite
- Wi-Fi connection in common areas and amenity spaces

## SLEEP EASY

- Secure residential underground parking
- Interphone at lobby and parkade entrances with a secure FOB access control system
- Signal boosters for mobile devices in common areas and underground parking
- Easily accessible and secure bike storage room
- Convenient recycling and garbage disposal room
- Fire sprinklers in common areas and all homes