

# FEATURES

## QUALITY LIVES HERE.

TRANSFORMATIONAL ARCHITECTURE BY WORLD-RENOWNED JAMES KM CHENG ARCHITECTS REDEFINES URBAN LIVING IN CALGARY – IN GLASS, CONCRETE AND BRICK, WITH EXPRESSIVE DNA PATTERN DETAILING.

FULL-HEIGHT WINDOWS, INDOOR-OUTDOOR LIVING EXPERIENCE, PLUS EXCLUSIVE USE OF A SPECTACULAR ELEVATED COURTYARD WITH OUTDOOR SEATING AND BARBECUE.

### ENJOY AMENITIES

- Concierge services for residents
- Spacious social lounge for gatherings with kitchenette, complete with billiards table and ample seating, plus direct access to gardens.
- Fully-equipped fitness room in FUSE. In addition, Phase Two (PULSE) will also offer a fitness studio complete with steam room, sauna and 'his and her' change rooms.
- Walk, run, cycle. Parks, paths and greenways provide vital linkages and wellness opportunities right outside your door
- Easy access and walking distance to transit

### LIVE LARGE

- Light-filled, open concept living spaces invite and embrace
- Choice of two stylish interior schemes, Brown and Gray, designed by Cristina Oberti.
- **Gray** features quartz counters in kitchen with full-height backsplash and quartz vanity top in main bath and granite in ensuite. **Brown** features granite in kitchen, main bath and ensuite.
- Sleek interior flat panel doors with stylish hardware
- Dining room and bedrooms pre-wired-for personalized light fixtures
- Underfoot, luxurious Beaulieu carpet in bedrooms. Durable 12mm laminate floors in entry, kitchen, living, dining and den.
- Divine details such as quality baseboards and robust door moldings
- Convenient, full-sized, front-loading stacked washer and dryer
- Each home conveniently equipped with a natural gas BBQ hook up
- Sleek roller blind Windows treatments
- Energy efficient Low E windows, for comfortable living

### EAT AND ENTERTAIN

- Gourmet kitchen features horizontal wood-grain veneer lower and glossy white lacquered upper cabinetry
- Streamlined easy-care stainless steel appliance package includes:
  - Samsung 18 cu.ft. refrigerator with French doors and bottom-mount freezer
  - Over-the-range stainless steel Electrolux microwave with hood fan and bottom controls
  - Electrolux 30" stainless steel slide-in gas range
  - Electrolux 24" built-in stainless steel dishwasher
- Grohe plumbing fixture package
- Stainless steel undermount sink

### REST ASSURED

- Feel safe, with a well lit, gated and heated parkade
- Be secure – your home is roughed-in for an in-suite security system
- Third Party Warranty coverage

### RELAX IN THE BATH

- Heated floors add luxe comfort to bathrooms
- Deep soaker tubs refresh and restore
- Horizontal wood grain vanity, with stylish hardware and coordinating wood grain framed mirror
- Bathroom countertops with 8" integral backsplash
- Porcelain 12" x 24" tiling for bathroom floors and ensuite shower and bathtub surround
- Clear, frameless tempered glass shower doors with sleek hardware
- Ceramic 12" x 24" wall tile for shower and bathtub surround in the main bath
- Modern Duravit lavatory sinks and toilets

The developer reserves the right to change features and specifications without notice. All renderings, floorplans, and siteplans shown in the sales office, brochure and other advertising material are approximate only and are subject to change without notice. E&OE.

# EVOLUTION

RIVERFRONT URBAN LIVING IN EAST VILLAGE