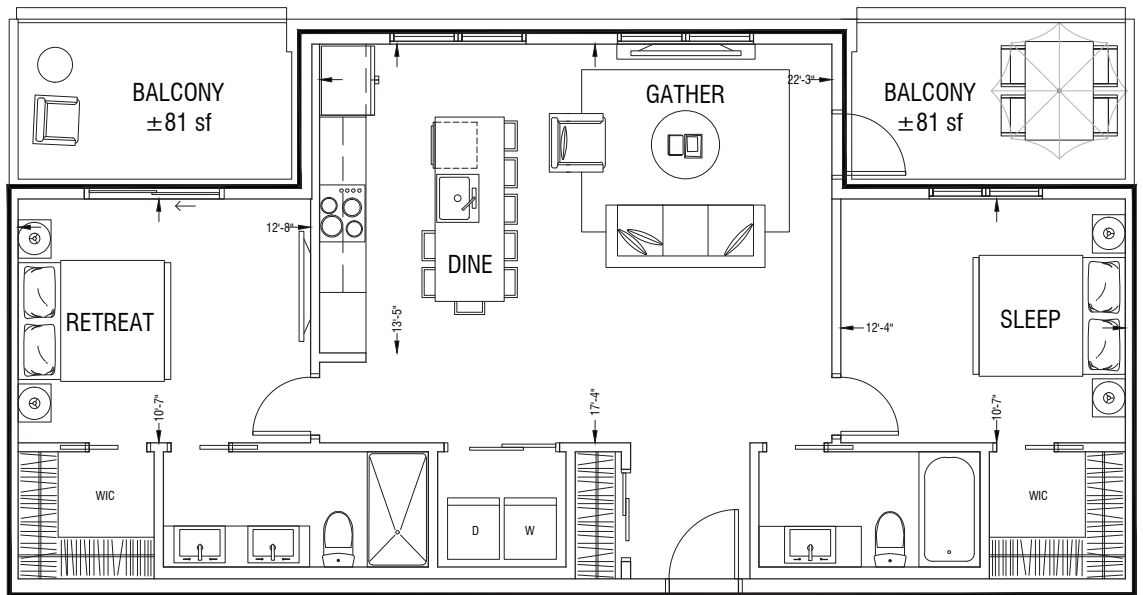


D1
THE DION
 2 BED | 2 BATH

TOTAL LIVING ± 1186 ft²
 SUITE ± 1024 ft²
 BALCONY ± 162 ft²

Distinguished SERIES



 FIT & FINISHLive Better®
Building Specifications**THE BUILDING**

- Built by three year in a row Customer Choice Award Winner for highest customer satisfaction, Truman.
- 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.
- Energy efficient design including mechanical and distribution systems.
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program.
- Maintenance free exteriors featuring private decks, patios and professionally designed and irrigated grounds.
- Built-in smoke/heat detectors and in-suite water sprinkler system.
- Individual suite utility metering for maximum energy savings, coupled with individual thermostat for temperature control.
- Painted, secured, and heated underground parkade with secured storage areas (*as per plan*).
- Entrance phone and security monitoring system at lobby.
- Professionally designed landscaping and amenity spaces (*as per plan*).

THE SUITES

- Beautifully appointed interiors by our award-winning interior design team with a choice of two timeless interior color schemes.
- Approximately 9 FT +/- ceilings throughout suite (*excluding dropped areas required for mechanical, plumbing and/or electrical*).
- Energy efficient windows and oversize doors/patio sliders (*as per plan*).
- Custom designed solid core entry door with security view-hole and custom printed address plate, accented by individual suite lighting fixture by entrance door.
- A choice of high quality individual plank LVP flooring options with acoustic underlay throughout all living areas.
- In-suite technology featuring integrated wiring panel, Smart Plug USB plug jack connection, and TV / Telephone connections in principal area.
- 1 year complimentary Telus High Speed Internet, Optik TV® and home phone package.
- Convenient and ultra-quiet in-suite Energy Star® front-load stacking washer and dryer centre, vented to the exterior with quick water shut off valve, and an easy access lint trap (*only as required by code*).
- Brilliant lighting with our hand-picked energy efficient contemporary light fixtures throughout.
- Sophisticated window treatment package for all windows (*as per plan*).
- Smooth panel doors with levered anti scuff and scratch door hardware throughout.
- Modern line baseboards, door frames & casings.
- Ample closet and storage shelving (*as per plan*).

 FIT & FINISH

Live Better[®] Building Specifications

THE KITCHENS

- Award winning kitchen cabinetry design with a selection of distinct color palettes
- Floor to ceiling contemporary kitchen cabinetry designs featuring premium finishes and accented by soft close door & drawer hardware and touch latch technology
- Polished hard surface quartz eased edge countertops
- Black undermount Silgranit[®] sink with black industrial high arc single lever pull out faucet
- Contemporary imported tile with custom set full height kitchen backsplashes
- Gleaming custom made door hardware as per selections
- High end energy saving Whirlpool[®] stainless steel appliance package including fridge, dishwasher, microwave with integrated hood fan and slide in gas range
- Versatile easy access drawers and doors, including spice rack, utensil and cutlery insert
- Deep drawer for pots and pans (*as per plan*)

THE BATHROOMS

- Polished hard surface quartz eased edge countertops
- Modern square edge tubs with sloping lumbar support accented by contemporary tiles, creating a luxe spa atmosphere
- Innovative integrated storage cabinetry design
- Vanity design with maximum storage and workspace in mind
- Black plumbing fixtures with porcelain sink
- Vitreous china high efficiency toilet
- Matching bathroom hardware and accessories
- Environmentally conscious fixtures, shower heads, and toilets (*where applicable*)
- Safety and pressure-balancing mixing valves for tub and showers for well-being



BUILDING AMENITIES

Unmatched Building Amenities

GREAT LAWN & COURTYARDS

- Meticulously landscaped great lawn & courtyard with plush seating and entertainment area allow you and yours to enjoy the great days of summer in style.

BIKE ROOM

- Bicycle storage area with included repair room complete with a compressor.

WORKSHOP

- The workshop is also a place for hobbyists so one can make a mess, spray-paint your crafts and indulge your DIY side.

FITNESS CENTRE

- Weight Room - Optimize your time spent on cardiovascular and strength training, on your own or with a trainer, in the Fitness Centre containing the latest equipment including free weights, weight machines, and treadmills. You have it all at your fingertips.
- Movement Studio - This studio is an extraordinary multi-purpose space for morning yoga, stretching, meditation or just relaxing.
- Spin Studio - Are you ready to get your heart pumping and your body moving? With a dedicated spin studio, you can discover a new you.

PET SPA

- We love pets too. That's why you get a pet washing and grooming station where you can pamper and clean your loved pets as they are a part of your family too.