

THE BANKS



AT WOLF WILLOW



COVE PROPERTIES
FOUNDATION • STRENGTH • HISTORY

THE LUXURY YOU DESERVE

THE
BANKS
AT WOLF WILLOW

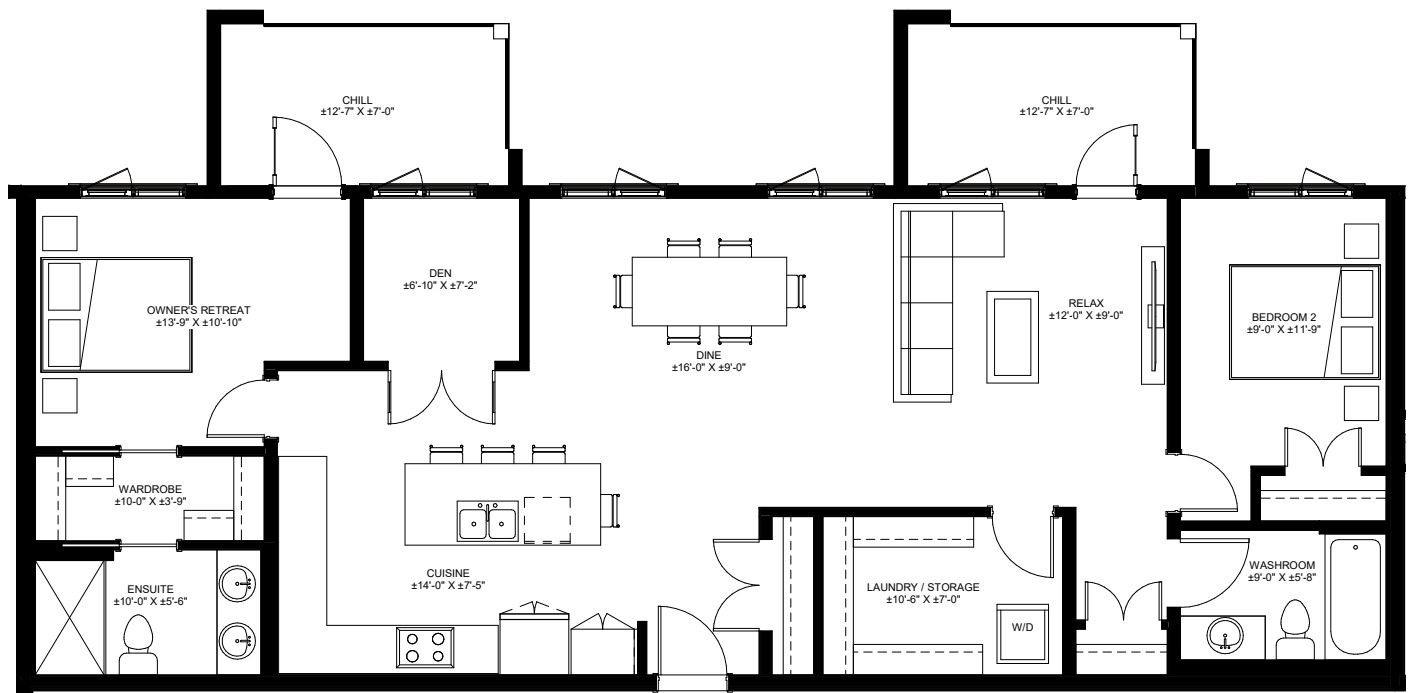


THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.

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BROOKLYN

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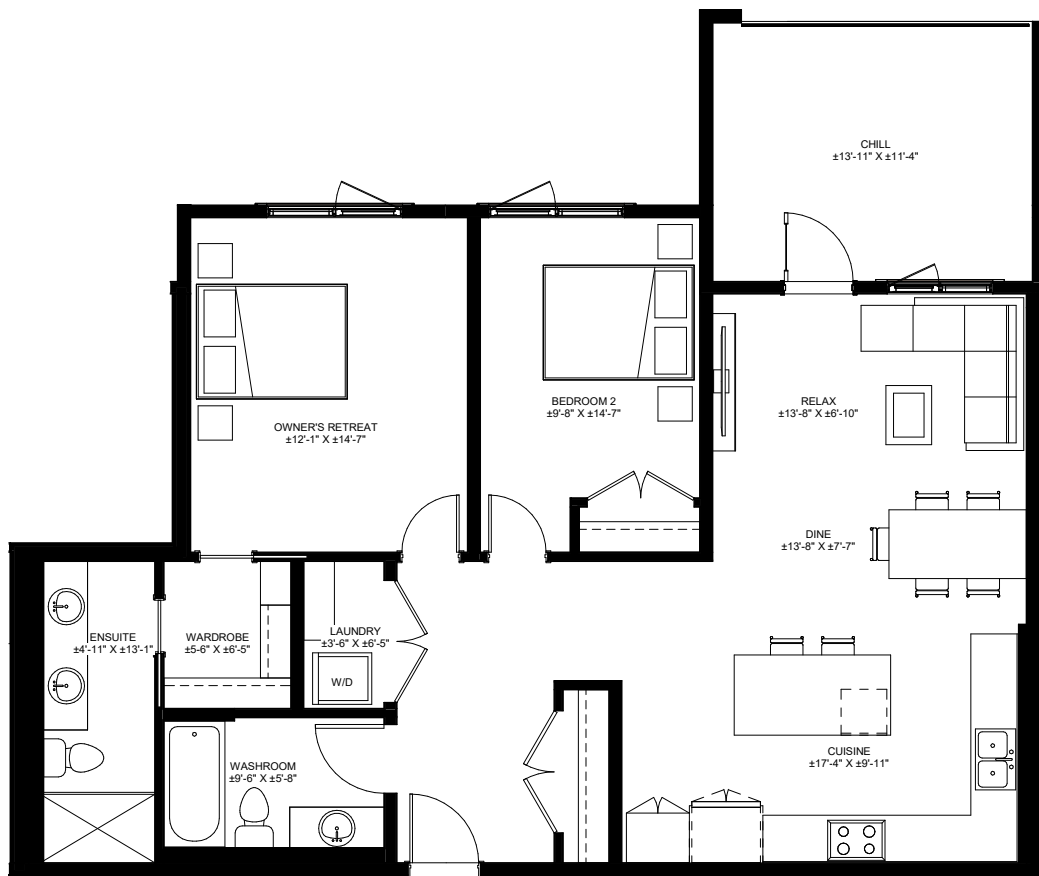


BROOKLYN / 2 BEDROOM + FLEX / ± 1,312 SQFT

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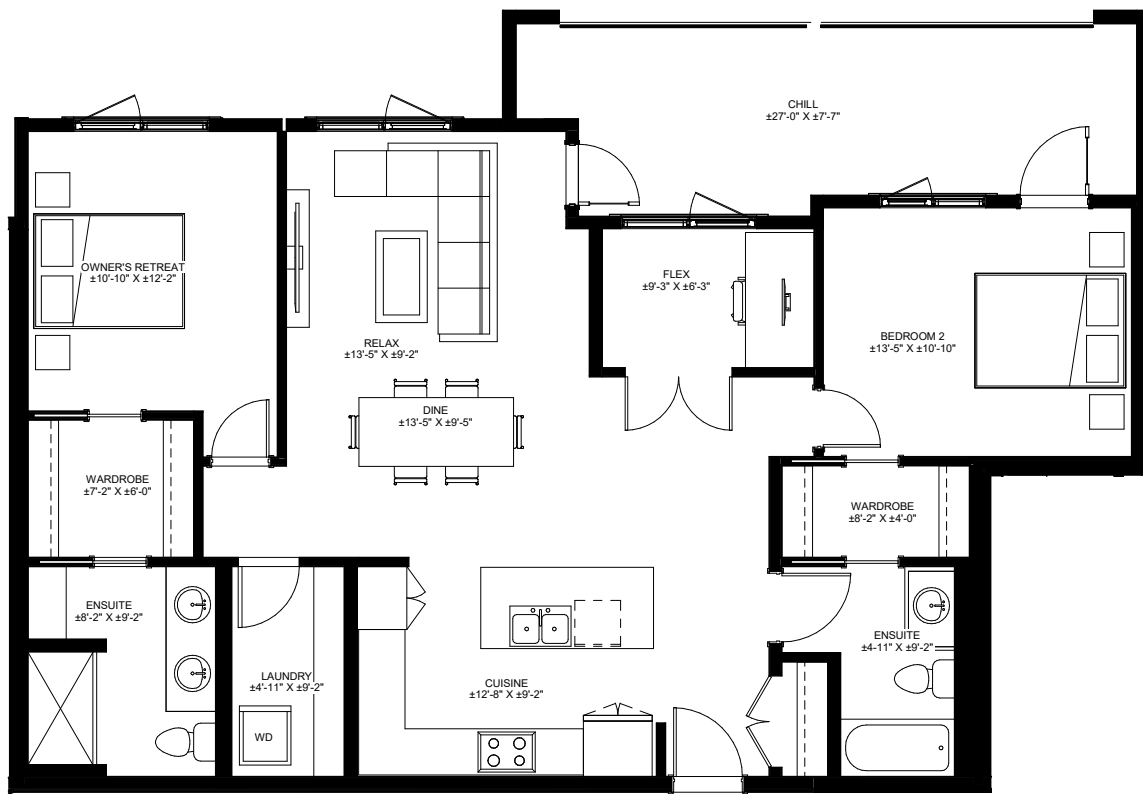
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ASTOR / 2 BEDROOM / ± 1,142 SQFT

LAYOUT MAY BE REVERSED.

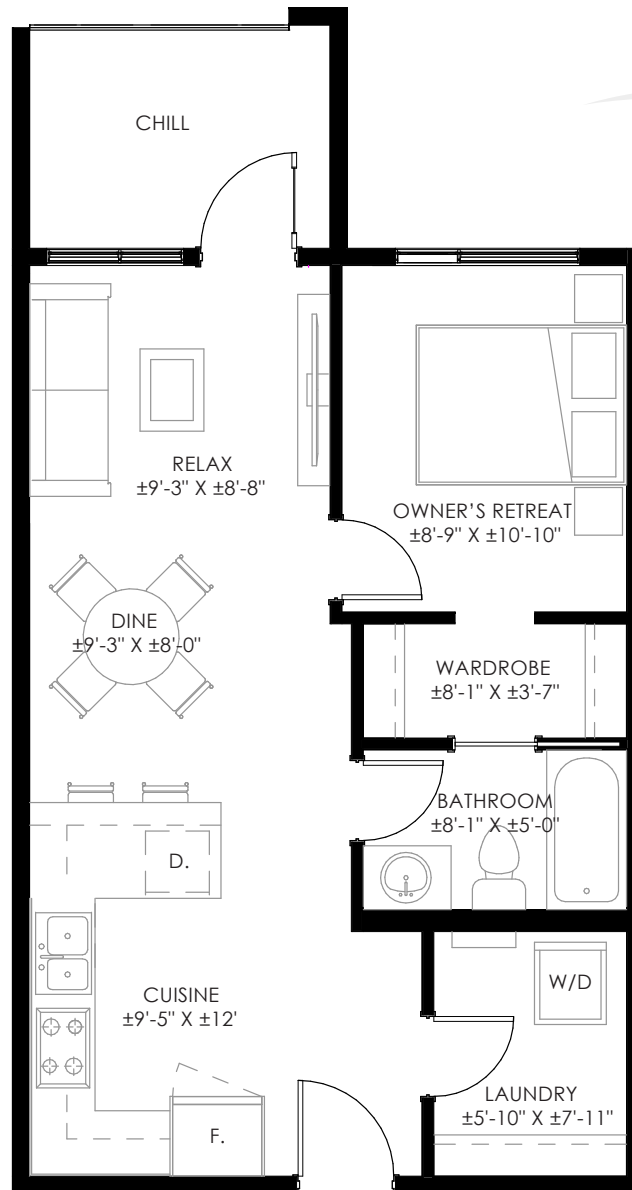
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DAKOTA / 2 BEDROOM + FLEX / $\pm 1,240$ SQFT

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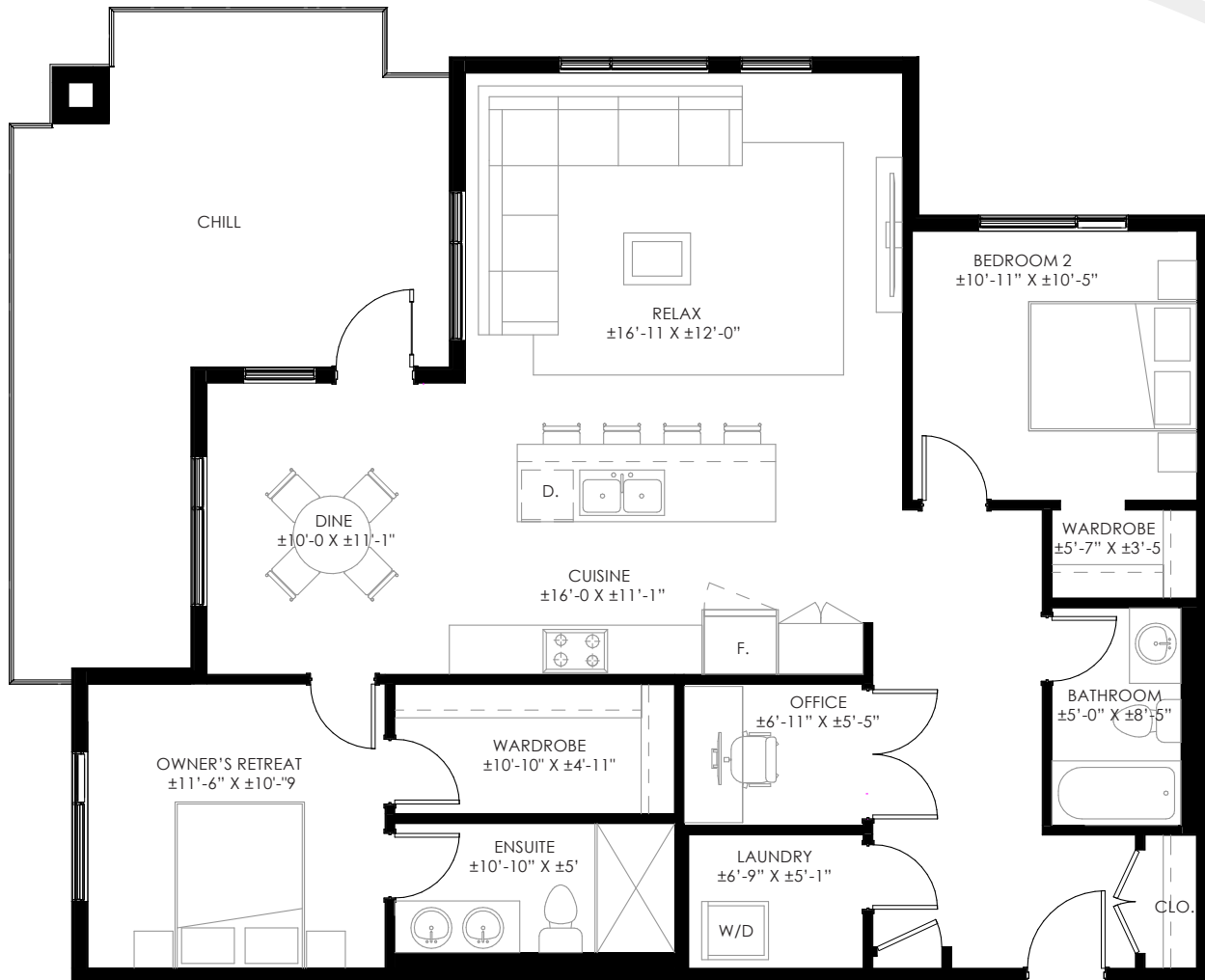
TRIBECA/ 1 BEDROOM / $\pm 576-586$ SQFT

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LEXINGTON

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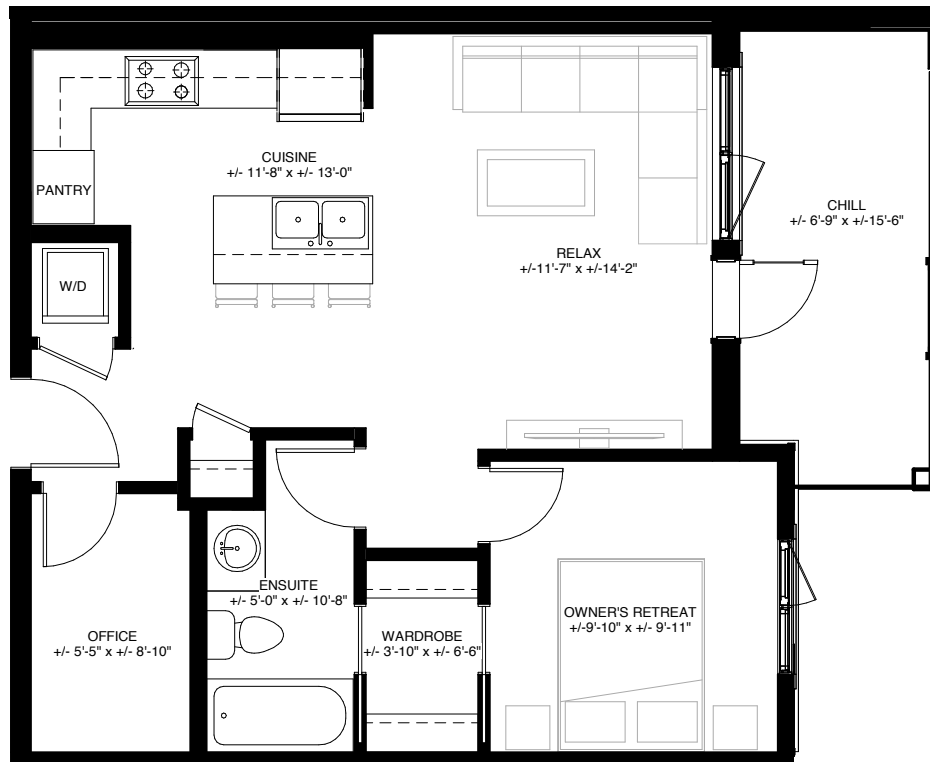


LEXINGTON / 2 BEDROOM + FLEX / $\pm 1,249-1,260$ SQFT

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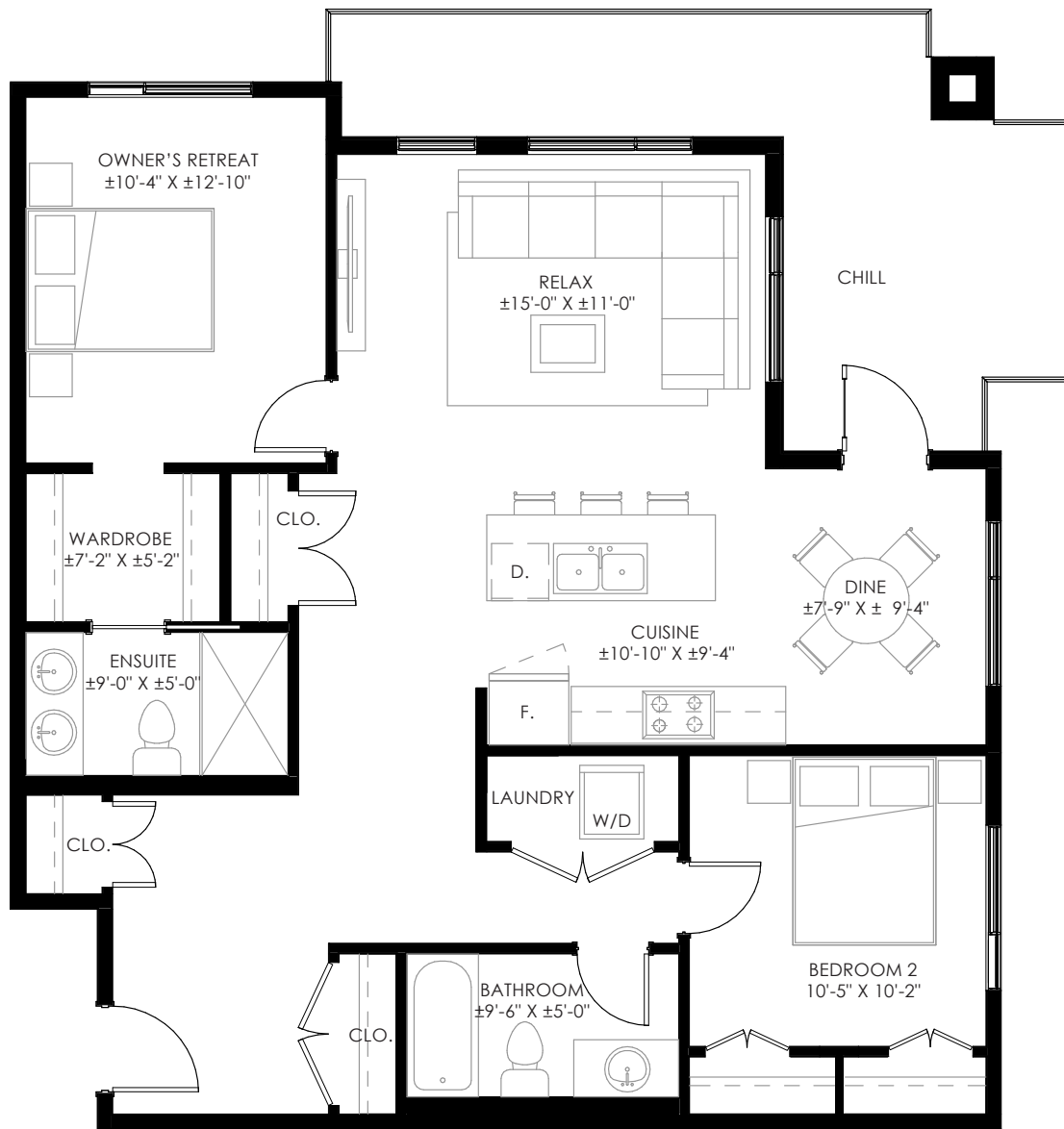
 **COVE PROPERTIES**
FOUNDATION • STRENGTH • HISTORY



CHELSEA / 1 BEDROOM + OFFICE / ± 653 SQFT

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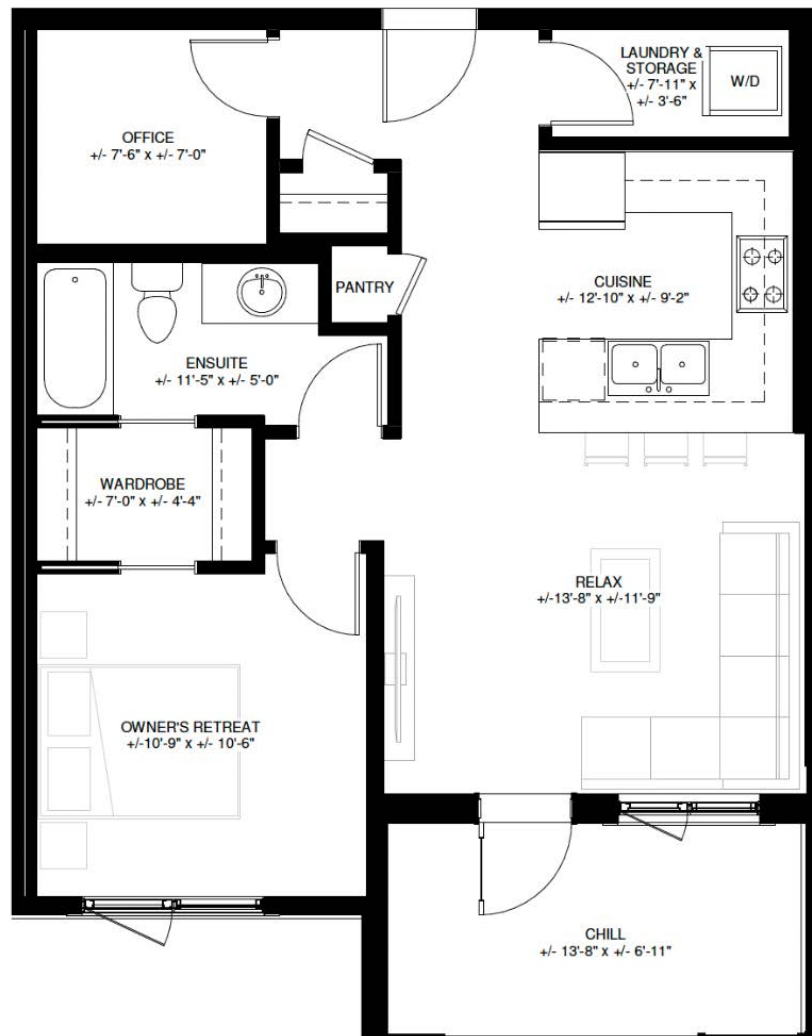
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PARK / 2 BEDROOM / ± 1,100-1113 SQFT

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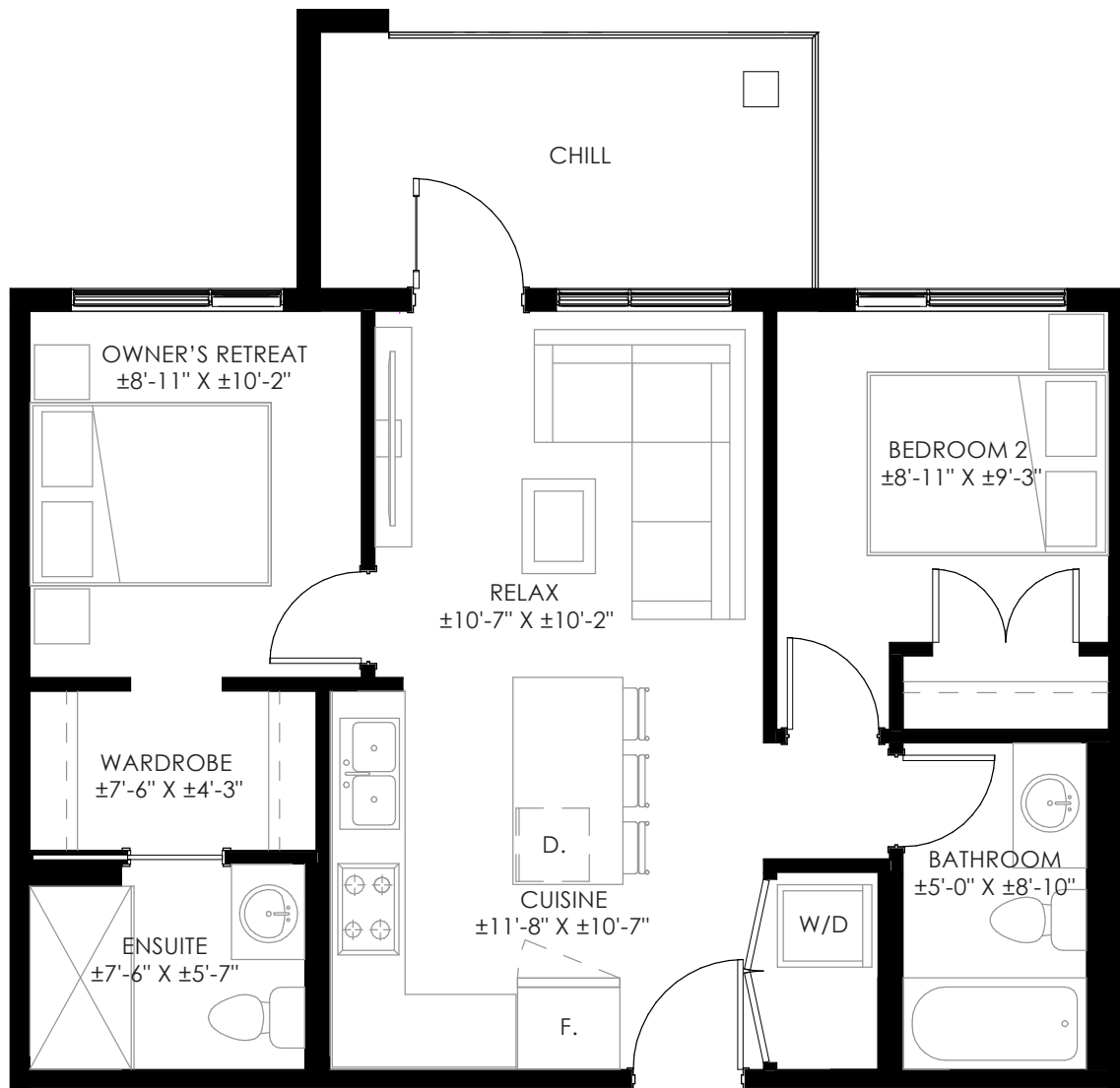
SOHO / 2 BEDROOM / ± 709-722 SQFT

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MIDTOWN

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MIDTOWN / 2 BEDROOM / $\pm 660-670$ SQFT

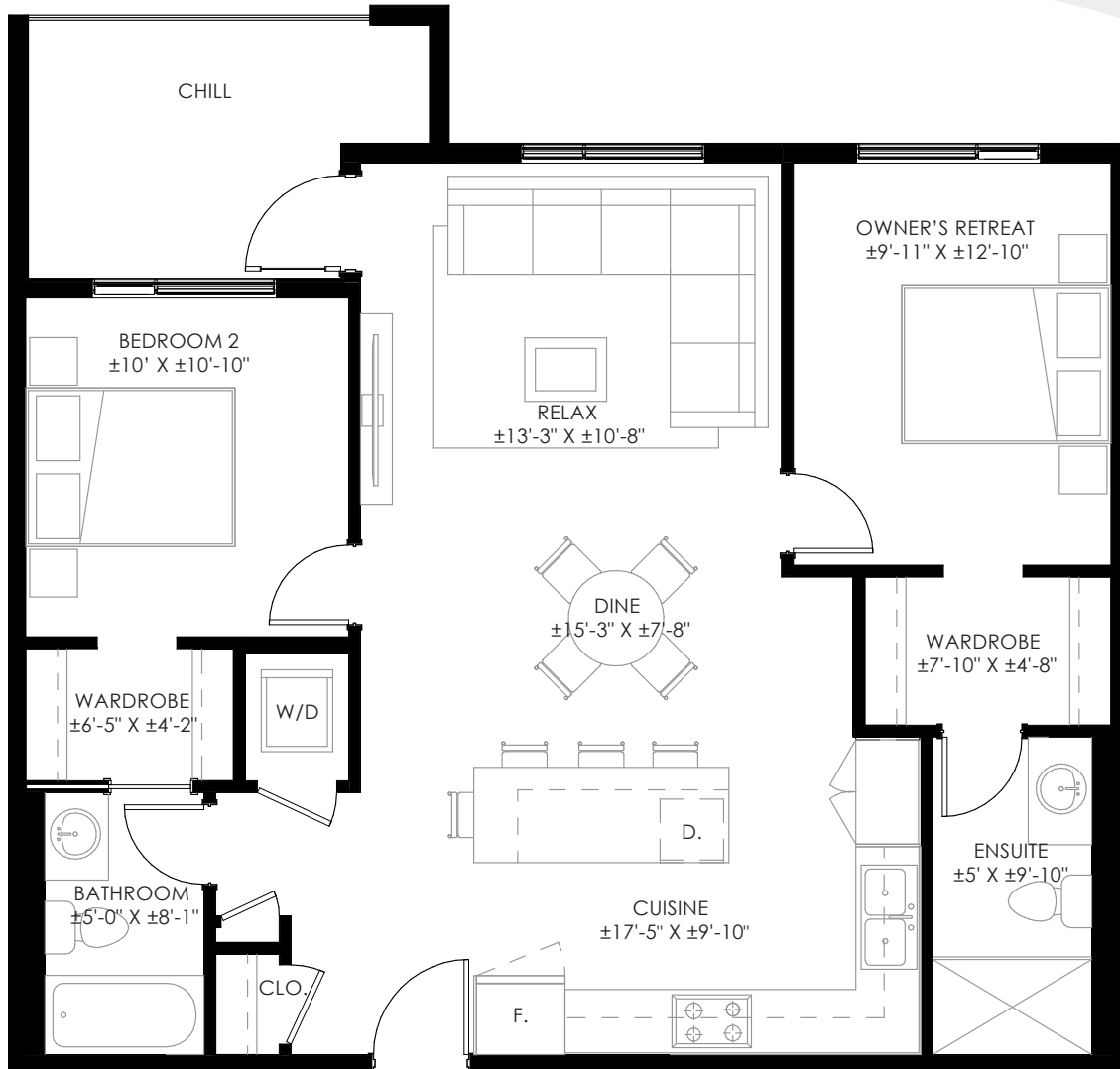
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 **COVE PROPERTIES**
FOUNDATION • STRENGTH • HISTORY

GRAMERCY A

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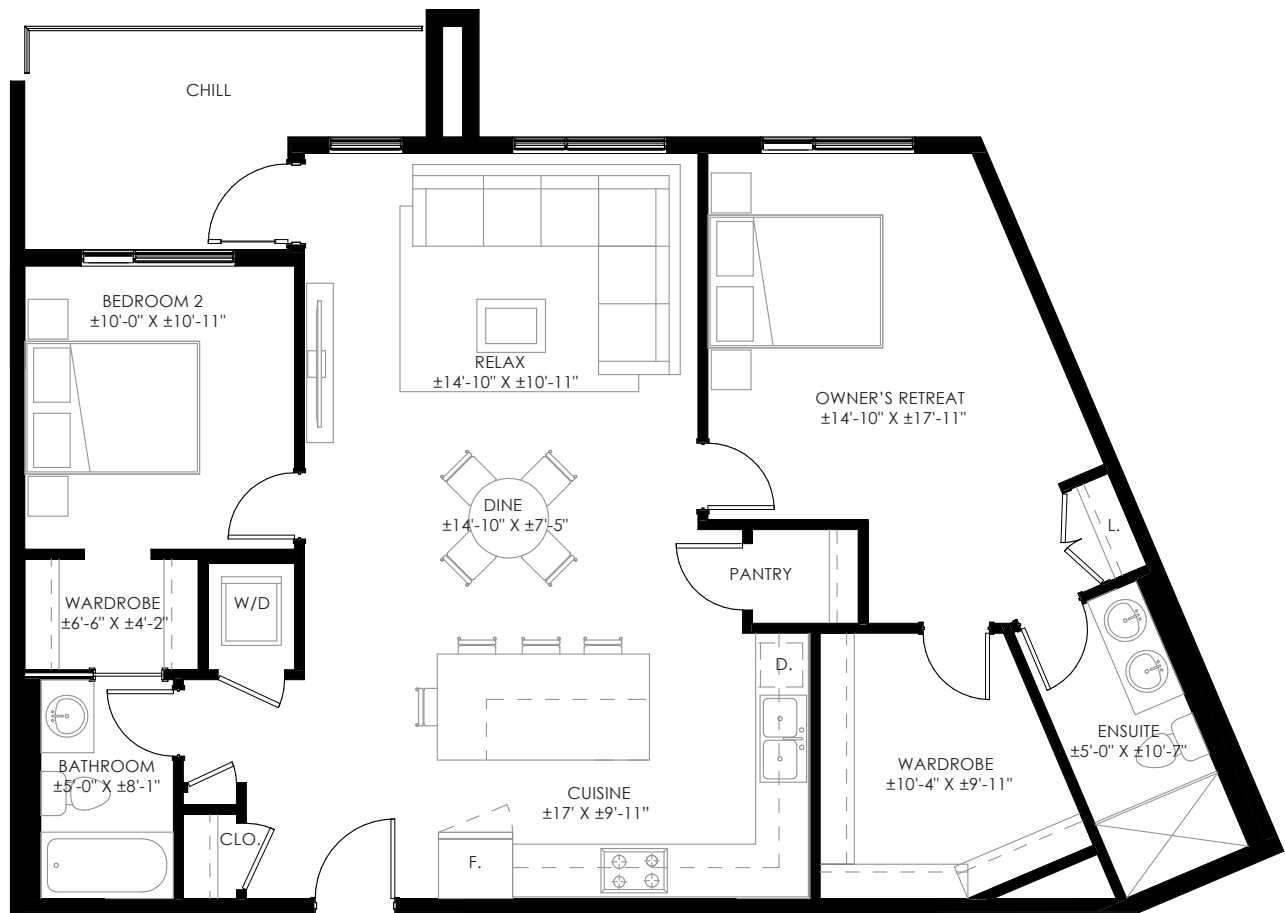
GRAMERCY A / 2 BEDROOM / ± 977-986 SQFT

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GRAMERCY B



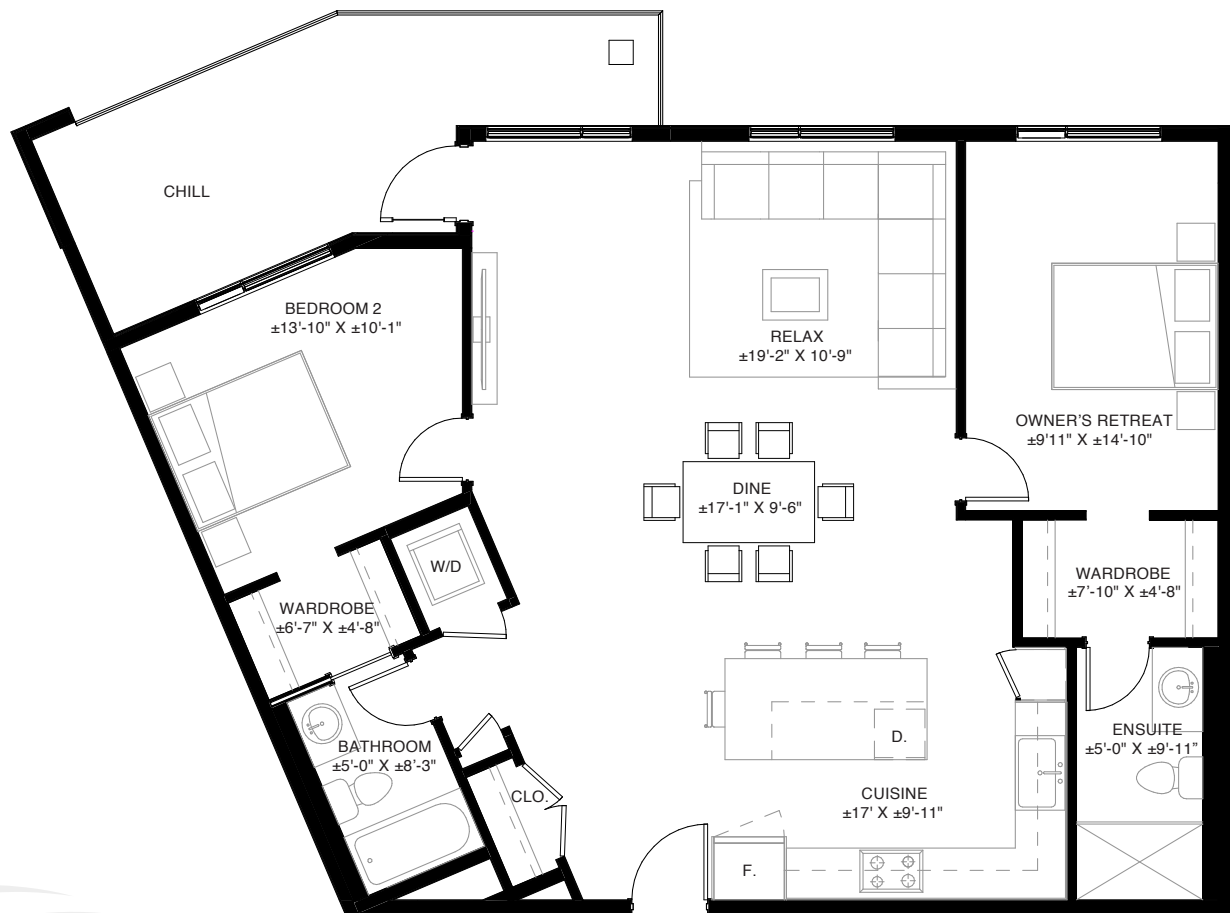
GRAMERCY B / 2 BEDROOM / $\pm 1,192$ SQFT

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GRAMERCY C

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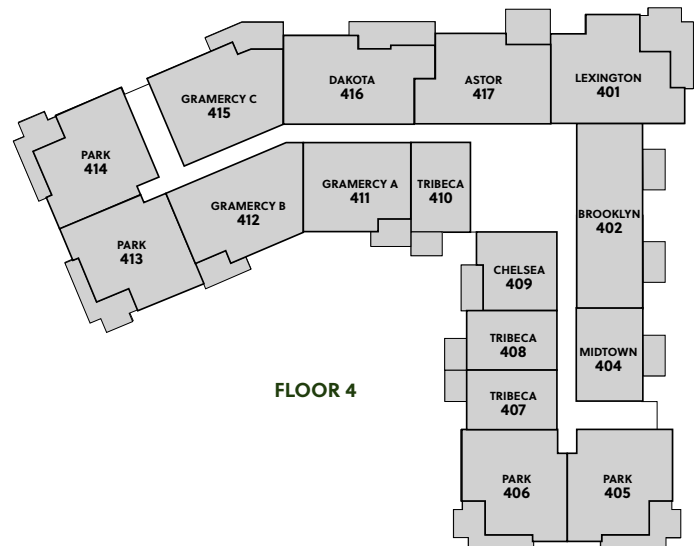
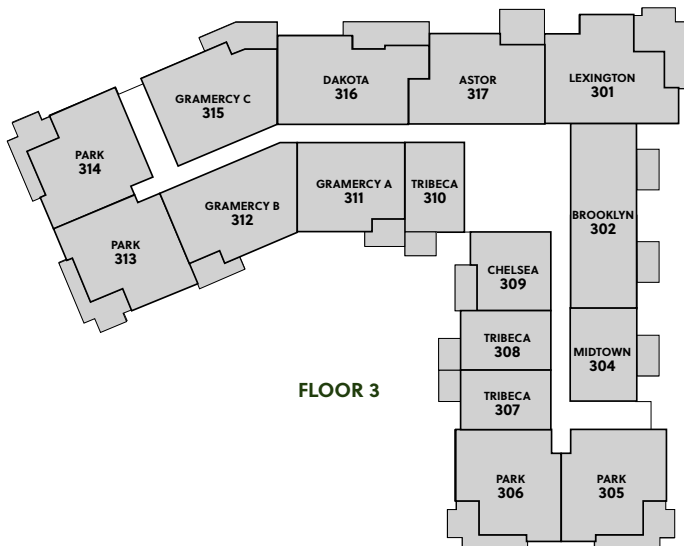
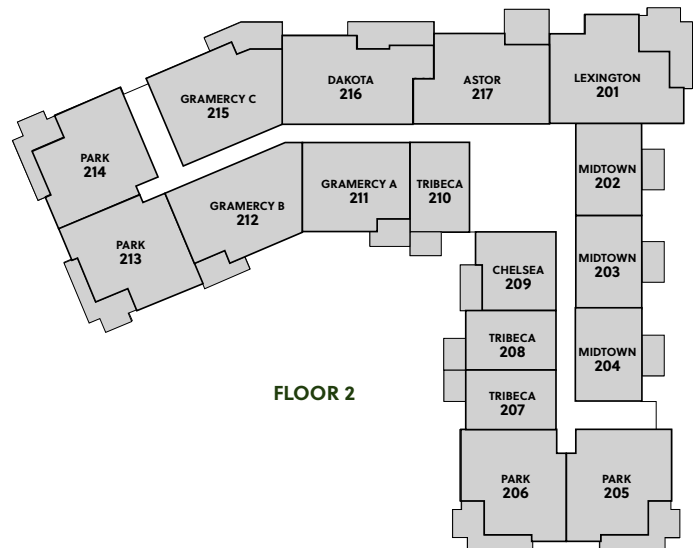
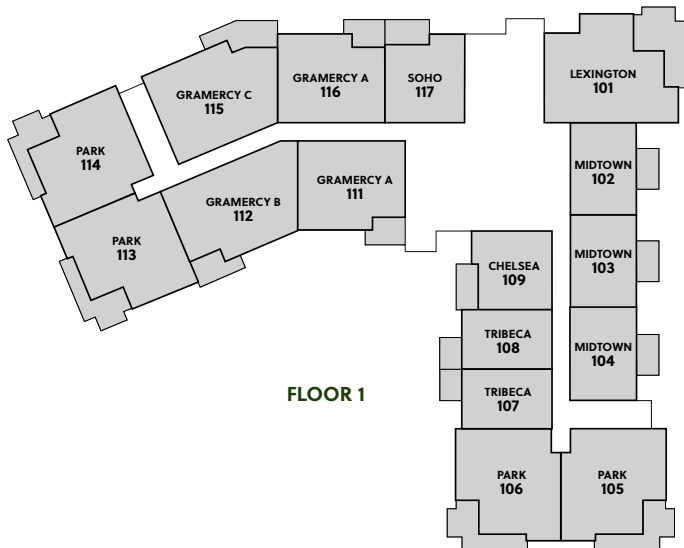
GRAMERCY C / 2 BEDROOM / ± 1,208 SQFT

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FLOORPLATE



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AMENITIES



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SITE PLAN

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FEATURES

BEAUTIFULLY CRAFTED MODERN LIVING

- Outstanding location in a vibrant new community built by BILD's best multi community award winner Cove Properties
- 9-acre dog park
- 80 kms of recreational trails
- Direct Access to the Bow river, Fish Creek Park, Sikome Lake, Blue Devil Golf Course, all shopping and amenities

STRUCTURAL EXCELLENCE

- Reinforced concrete foundation walls, slab-on-grade construction, and structural slabs
- Advanced parkade waterproofing system featuring hot-applied membrane, drainage mat, and below-grade weeping tile
- Industry-leading sound attenuation systems designed to minimize airborne and impact noise transfer between residences, including:
 - Gypcrete floor topping throughout
 - Fully filled joist cavities with blown fiberglass insulation
 - Resilient sound bar systems
 - Double layers of 5/8" drywall on ceilings and corridor walls
 - R-24 batt insulation throughout shared wall assemblies
 - Double party-wall construction with staggered stud framing with 1" separation between suites

ARCHITECTURALLY DESIGNED EXTERIORS

- Contemporary exterior featuring premium cement board panels and siding with 10mm rainscreen system and brick accents
- Energy-efficient, CSA-approved thermal windows with Low-E double-glazed glass and bonded acrylic finishes
- Maintenance-free aluminum and glass balcony railings
- Spacious balconies and patios complete with gas barbecue connections
- Vinyl deck membrane system for enhanced durability
- Extensively landscaped grounds with underground irrigation system
- Select ground-floor walkout residences available
- Lockable garden doors on all patio and balcony access points
- All operable windows include screens

THOUGHTFUL DESIGN & FUNCTIONALITY

- Four-storey wood-frame construction with soaring 9' ceilings throughout
- Designed by the award-winning architectural firm Abugov Kaspar Architecture
- Surface visitor parking for added convenience
- Maintenance-free condominium lifestyle ideal for lock-and-leave living
- Heated underground parking included with every residence, complete with remote access
- Electric vehicle charging options available

ADVANCED BUILDING SECURITY

- Secure building access with individually coded key FOB system
- State-of-the-art surveillance cameras throughout lobby, entry points, and parkade
- Brightly illuminated, heated underground parking garage with NFPA-compliant sprinkler protection
- Heated parkade ramp for improved winter safety
- "Safe City" designed parkade with painted walls, ceilings, and enhanced visibility features
- Dedicated secure bicycle storage located within the parkade

HOME WARRANTY & PEACE OF MIND

Comprehensive warranty protection includes:

- 1-Year Workmanship & Materials Warranty
- 2-Year Delivery & Distribution Systems Warranty
- 5-Year Building Envelope Warranty
- 10-Year Structural Warranty

All homes are protected through the Alberta New Home Warranty Program, including deposit protection coverage.

ELEGANT COMMON AREAS

- High-speed elevator service to all floors and parkade
- Sophisticated lobby featuring designer furnishings, tiled finishes, and central fireplace
- Secure parcel delivery and flush-mount mailbox system
- Textured commercial carpeting throughout corridors
- Secure entry system with keypad, camera, and FOB access

COMFORT, HVAC & TECHNOLOGY

- Radiant in-floor heating throughout every residence
- Air conditioning available in all suites
- Integrated ERV fresh air intake system for enhanced ventilation and humidity control
- Individual suite thermostats and electrical metering for optimal efficiency
- PEX plumbing system for quieter operation and improved durability
- Structured wiring for Shaw or Telus fibre optic high-speed internet
- Dedicated in-suite data centres and USB charging outlets
- Decora-style switches and outlets throughout
- Ground-fault circuit protection in kitchens, bathrooms, and exterior outlets
- Comprehensive NFPA fire protection systems throughout all common and private spaces, including balconies and attic areas
- Hardwired smoke and carbon monoxide detectors in every suite

GOURMET KITCHENS

- Fully tiled kitchen flooring
- Premium stainless steel appliance package with smart ThinQ technology, including:
 - Counter-depth MAX French door refrigerator
 - Wi-Fi enabled electric range with EasyClean
 - Stainless steel dishwasher with dynamic dry and leak protection
 - Optional chimney hood fan and built-in microwave configurations available
 - Luxury 1½" quartz countertops with optional waterfall-edge upgrades
 - Designer tile backsplash selections available
 - Blanco undermount double-bowl stainless steel sink
- Contemporary soft-close cabinetry with thoughtfully integrated storage solutions, including pots-and-pans drawers, full-height cabinetry available
- Oversized flat-surface eating bars designed for entertaining and functionality

SPA-INSPIRED BATHROOMS

- Elegant 5' soaker tubs with full designer tile surround
- Walk-in showers with 10mm frameless glass doors and designer tile finishes available
- Contemporary soft-close cabinetry with upgrade options available
- Luxury quartz countertops with undermount porcelain sinks
- Full-height vanity mirrors
- Designer plumbing fixtures and accessories
- Environmentally conscious toilets, showerheads, and fixtures
- Fully tiled flooring throughout
- Comfort-height elongated toilets with soft-close seats

ADDITIONAL INTERIOR FEATURES

- Professionally curated interior colour palettes
- Front-loading in-suite washer and dryer package
- Contemporary baseboards, casings, and trim details
- Energy-efficient LED lighting throughout
- Plush bedroom carpeting with premium 8 lb underlay
- Fully tiled entryways, bathrooms, kitchens, and laundry rooms
- Optional luxury vinyl plank flooring with advanced acoustic sound-dampening layers
- Custom-designed entry doors
- Generous in-suite storage and closet space as per plan

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