

VISION

Welcome to the Villas at Watermark, part of the award winning Watermark at Bearspaw master planned community, proudly brought to you by Macdonald Development Corporation and named “*Best Community in Canada and Calgary*” by the Canadian Home Builders Association, two years in a row, 2012 and 2013.* Watermark at Bearspaw is the result of over seven years of careful planning and engineering, ultimately resulting in an exceptional master plan which is now evolving into a distinctive estate community in a truly remarkable location.

ARCHITECTURE

The Villas at Watermark were designed by renowned architect Ray Letkeman, whose innovative portfolio ranges from cutting edge urban communities to luxurious developments in Whistler, Revelstoke, and Maui’s signature Honua Kai resort. The Villas at Watermark captures a distinctive new vision described as “*Prairie Redefined,*” fusing time-honoured prairie styling characterized by low hip roofs and rich earth tones with warm, natural elements of the forest and mountains in tribute to the majestic Rockies which form such an integral part of the Villas at Watermark community. As the creation of one of today’s outstanding architectural minds, you can be proud to come home to the Villas at Watermark for years to come.

LIFESTYLE

The Villas at Watermark have been designed as a lock-and-leave community, allowing you the freedom to enjoy an easy, carefree lifestyle without the burden of maintaining a large home and yard that may no longer meet your changing needs, while freeing up time to travel and revel in the finer things in life.

COMMUNITY

Conveniently located on the northwest boundary of the city of Calgary in the Bearspaw area of Rocky View County, The Villas at Watermark are part of one of the most affluent and sought after neighbourhoods in all of Canada. As an owner you can enjoy the best of both worlds, surrounded in a peaceful rural setting yet surprisingly close to transportation and all major services.

WATERMARK AT BEARSPAW

The Villas are part of the Watermark at Bearspaw master planned community which includes an amazing variety of outdoor recreational spaces. Enjoy 5 kilometers of paved walking trails at your doorstep connecting to beautifully landscaped green space with cascading ponds and picturesque waterways. Gather with friends and family at the popular central plaza featuring an outdoor kitchen, barbeque, 1,000 square foot covered pavilion, play areas, and fire pit. As a Villas at Watermark resident you will be entitled to enjoy all the benefits and privileges shared by owners of neighbouring multi-million dollar custom built homes.

LOCATION, LOCATION, LOCATION...

Just imagine coming home to spectacular panoramic views of the majestic Rocky Mountains. Facing due southwest, the Villas have been positioned to offer maximum sun exposure while taking full advantage of some of the best views to be found in the entire region. You’ll never tire of the ever changing weather systems, dramatic chinook arches coming off the mountains and sweeping over the foothills, morning alpenglow on fresh fallen snow blanketing the distant peaks, and of course the unforgettable sunsets stretching across the horizon.

AREA SERVICES

The Villas at Watermark offer easy access to shopping and all major services at Rocky Ridge, Tuscany, and Crowfoot Crossing, plus nearby Northland Village, Market Mall and Beacon Hill. With close proximity to Crowchild Trail and Stoney Trail, you will be only a 20 minute drive to downtown or the Calgary International Airport. Situated at the very northwest edge of the city you will also have a head start on getaways to the pastoral foothills and ever beautiful national parks, lakes, and forests which form part of your landscape and are considered amongst the most beautiful destinations on the entire planet.

FLOORPLANS

The Villas were designed for those looking to make efficient use of space without sacrificing quality. You can choose from four diverse bright, open floor plans, all featuring 10 foot ceilings on the main levels, full walkouts, and attached double garage. Sizes range from just under 2000 square feet to over 2600 square feet of finished living area on two levels. In addition there are different floor plan variations to choose from on the walkout level for a total of 10 different configurations to suit your own personal needs and budget.

CONSTRUCTION

As a Villas at Watermark owner, you can enjoy peace of mind knowing that your new home has been designed and built to a very high standard. Careful attention has been paid to important details such as sound proofing and sprinklers for your comfort and safety. Each home is prewired for surround sound and home security systems. Exteriors feature easy care composite siding with natural stone and warm wood finishes. High quality, low maintenance flooring is provided for comfort and durability on your spacious outdoor terrace. Finally, you can take extra peace of mind in knowing that your new Villa is covered by a comprehensive 2-5-10 Year New Home Warranty.

FINISHES

Downsizing does not have to mean downgrading. At the Villas you will still enjoy a superior standard of living. The stylish kitchens are fitted with European inspired maple cabinetry and quartz countertops, stainless steel appliances, and dual stainless steel under mount sinks with garburator. Hunter Douglas window coverings come standard in every home. Tile is made of elegant Italian porcelain. Oversized showers feature luxurious limestone mosaic flooring. Faucets and dual flush toilets are by industry leaders Grohe and Toto. Enjoy the comfort of heated flooring in your master ensuite bath and the Lennox high efficiency forced air gas furnace. There's even a wine fridge and flat screen TV that come standard with your kitchen, providing inspiration from your favorite cooking show as you prepare your latest gourmet creation.

PRICES

Prices for a fully finished Villa with all appliances and window coverings currently start under \$800,000 to over \$1.2 Million, plus GST. Villas are sold on a first-come basis and prices are subject to change without notice. However, once you have entered into a contract to purchase, the price of your Villa will be locked in and cannot be changed - no matter how much the market goes up in the meantime. That means you are able to buy tomorrow's real estate at today's prices. That's not a bad idea considering how hot the Calgary market has become.

OCCUPANCY

Construction of Phase One is well underway with occupancy projected for late 2014 to early 2015. Villas in Phase Two are expected to be ready for possession by late 2015, Phase Three late 2015 to mid 2016, and Phase Four mid to late 2016. As an owner you will be provided with frequent construction updates to allow you plenty of time to plan and prepare for when you take possession of your new home.

CLUBHOUSE

You can finally dust off the old exercise equipment and post it in Kijiji as you won't be needing it anymore. The Villas at Watermark includes a clubhouse where you can enjoy a private fitness centre featuring high quality exercise equipment including treadmills, stationary bikes, elliptical machines, free weights, universal gym, plus the convenience of men's and ladies' change rooms. In addition, plans call for an owners' lounge featuring a billiards table, TV, and banquet style kitchen for meetings and social gatherings amongst the owners and their invited guests.

CONDOMINIUM LIVING

As a Villas at Watermark home owner you still have the same rights associated with most other forms of titled real estate ownership, with the added benefit of having all common areas managed on your behalf by qualified experts. In addition there are some reasonable guidelines in the form of bylaws for your protection and to help maintain a consistently high standard of living for all owners.

CONDOMINIUM FEES

The Villas at Watermark is a professionally managed condominium community. Condominium fees are budgeted at \$359 per month in 2015 dollars, including Home Owner Association fees, property management, clubhouse, landscaping, irrigation, snow removal, garbage and recycle pickup, building insurance, maintenance, exterior window washing and repairs to all exteriors including siding, roof, decks, patios, sidewalks, and driveways. In addition, a portion of the fees are set aside in a capital reserve for future repairs and replacements that may occur over time. Condominium fees are subject to audit and reviewed on an annual basis.

UTILITIES

Much like the city of Calgary, drinking water is taken from the Bow River and treated then distributed through underground piping to your Villa. Water is supplied through Blazer Water Systems which holds a long term water license and has successfully serviced the nearby Lynx Ridge community for many years. Sewage is treated at Watermark's own multi-million dollar state-of-the-art Wastewater Treatment Facility

PROPERTY TAXES

As residents of Rocky View County, owners in the Villas at Watermark can look forward to paying less in property taxes than their neighbours just across the road in the city of Calgary. With a mill rate of just 4.9299 per thousand compared to Calgary's 6.1029, ownership in the Villas at Watermark will result in substantial savings over the course of a year. For instance, a home assessed at \$1 million would pay \$4929.90 in property taxes, whereas a home of the same assessed value in the city of Calgary would pay \$6102.90 for a difference of \$1,173 (based on 2014 mill rates). What can you imagine yourself doing with that kind of extra money in your pocket?

PARKING

Each Villa comes with a standard attached double garage. In addition there is ample parking for guests around the clubhouse and throughout the Villas at Watermark community - well in excess of what is required or typically found in a multi-family residential neighbourhood.

DEVELOPER

The Villas at Watermark are proudly brought to you by Macdonald Developments Corporation (MDC), a progressive and highly successful western Canadian company that has been conceiving and creating unique and elegant communities since 1983. Throughout the past decade, MDC has been among the most active land development groups in western Canada, with experience spanning residential community development, single- and multi-family housing, office, retail, industrial and hotels. MDC has completed successful projects in most of

Canada's major cities, British Columbia's interior and Vancouver Island, and the West Coast, Southwest, and Southeast of the United States. <http://www.macdevcorp.com/>

WARRANTY

While construction is carefully overseen with a high level of quality control, it is comforting to know that your new Villa is also protected by a comprehensive New Home Warranty covering 2 years on labour and materials, 5 years building envelope, and 10 years for major structural defects; protective measures to help you sleep well at night, each and every night for years to come.

SALES PROCESS

Choosing a new home is a very important decision and we want to ensure that you have every opportunity to make a fully informed decision. As such, you will be provided with a 10 day due diligence period in which to review all documents in detail and consult with qualified independent professional advisors if you so choose. Once you have selected the Villa of your choice and secured it with a signed contract, we only require a deposit of 10% of the pre-tax purchase price, to be held in trust by the developer's solicitor. Unlike most new construction where further installments are required throughout the construction process, to make things easier you only need to put down 10% and pay the remaining balance when you take ownership.

DECORATING CHOICES

Once you have secured the home of your choice and completed your due diligence process, you can then begin your interior selections. Our interior designers have created two distinctive finishing themes to choose from, appropriately named Apex and Summit. While visually very appealing, both palettes are relatively neutral allowing you to select furnishings and accents to reflect your own unique tastes and personality. Choose from a grand traditional gas fireplace made of natural stone veneer, or for a more modern look you may prefer the contemporary cast stone with mantle option. In addition you will have the opportunity to select a Platinum décor package. For more information on the Platinum décor package please contact the sales team.

OPTIONAL EXTRAS

While the basic specifications for the Villas are of a very high standard, some owners may want to add such luxuries as built-in shelving, a wet bar, or wine storage. Appliances can also be upgraded to Wolf and Sub Zero for the discerning gourmet. Consult your Sales Associate for specific details and pricing on the wide range of options available.

QUESTIONS

To learn more about ownership opportunities at the Villas at Watermark please contact:

Villas at Watermark

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www.VillasAtWatermark.com

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Calgary, AB

** Watermark at Bearspaw is the proud recipient of the following Canadian Home Builders Association Sales and Marketing Awards (SAM Awards)*

- Community Development (National - Best Community in Canada), 2012 and 2013

- Community of the Year – Calgary Region, 2012 and 2013

- Best New Community – Calgary, 2012