

The Evolution of Inner-City Living

Tricor Development Corporation proudly presents The Mission Crossing! Located in the heart of the Cliff Bungalow/Mission community, these nine architecturally inspired, three-story townhomes offer a stunning exception to the typical inner-city home. Each home is a masterpiece of design and craftsmanship with an underground double-garage (concealed and private), a personal elevator in each home (serving all four levels), and breathtaking city views from private rooftop patios.

The Mission Crossing Townhomes are found in one of Calgary's most thriving inner-city communities! Enjoy the numerous amenities, boutique shopping, eclectic dining and night life that only Mission can offer. Live in a busy and flourishing community but relax in the luxurious comfort of worry-free living, nestled in the quiet residential style of our 21st Avenue SW location. The Calgary downtown core is only a short walk away, as is the celebrated 4th Street and 17th Ave respectively. Proximity to the Elbow River and the surrounding park areas ensures that nature is also close at hand. Enjoy a relaxing stroll on the banks of the Elbow River within a few minutes' walk from your doorstep.

Relax in the comfortable expanse of your private roof-top terrace. Lavish in the glow of dusk as you gaze at the downtown skyline. Awaken to breathtaking views while you calmly sip your morning coffee. Smile and leave days of traffic snarls behind you, walking or biking to work in the core. Enjoy the residential feeling that can't be matched in a tall-tower and relax in the comfort of a historical neighborhood and community. Feel secure knowing that your home is virtually maintenance free, and has many other security and safety features unparalleled in other inner-city homes.

Features will vary depending upon your choice of finish scheme (Contemporary or Transitional).

***Specifications may be altered without notice*

The Mission Crossing features floor plans which are designed with gracious living in mind. Unique layouts and thoughtful touches set The Mission Crossing apart from other townhomes.

The Mission Crossing is not your typical townhome

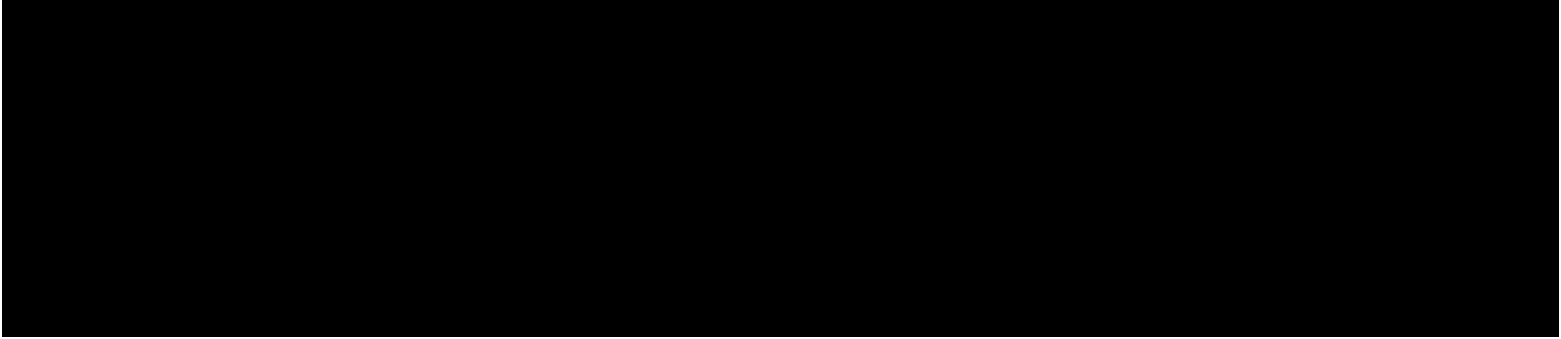
The Mission Crossing has been designed to stand apart from the typical luxury townhome design. These ultra-modern luxury Town Homes have rich sophisticated finishes combined with clean distinctive lines. Natural color palettes including numerous accents and contrasts beautify the interior living spaces. Striking exterior architecture with extensive use of brick, chocolate-cigar acrylic stucco, black decorative railings and abundance of metal-clad windows, all unite, creating lavish homes with stunning sophistication and unparalleled urban beauty.

Compare Mission Crossing to other Townhomes:

- Heated **underground parking** with nine fully-enclosed, **private two-car garages**. As you enter the underground parkade the large security door closes behind you. Then your own double-garage door opens. As you park your vehicle you can relax knowing that your property and belongings are safe and secure in your personal underground garage.
- **Elegant private elevators, one for each home**. Access each of your four levels with convenience and ease. Go from your underground private garage to the third-floor master bedroom, all from a single touch of a button. Enjoy inner-city living with over 2500 square feet of living space without the burden or necessity of climbing numerous flights of stairs.
- Each home has its own expansive and **personal rooftop patio** with perimeter glass railing and stunning city views. Your own 'oasis in the sky' is nearly 500 square feet and

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comes equipped with power, water, natural gas and rooftop dual-drainage. These areas have been structurally engineered to support eight-person hot-tubs. Packages are available by request (ask us for more information).

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- **Up to six outdoor areas are included with** each home. Each home has a courtyard terrace with an **outdoor gas fireplace** and seating area. An entryway veranda, 2 or 3 balconies (depending upon choice of home) all topped off with a **personal rooftop patio**.

Every Home

- Has over 2500 square feet of interior living space equipped with sprinklers throughout, fire-protection warning systems, carbon monoxide detectors in the garage and parkade areas
- Is a three bedroom residence with expansive living and dining areas, two superbly equipped luxury bathrooms, a main floor powder-room, a spacious fully equipped 2nd floor laundry room and basement storage and workshop space.
- Nine-foot ceilings, large metal-clad windows and flawless interior finishing add an extra-special dimension to these vibrant urban homes.
- Includes a fully heated, underground double garage. This is your own private, underground parking garage with an individual overhead door. Each garage is situated within a larger common parkade area. The parking area is accessed from the north lane via a heated ramp, with an electronic security call-box, and an exterior overhead door equipped with garage door opener. Residents are provided with two key fobs. This very unique, exclusive parking design promotes superior curb appeal as the exterior is not blemished with drive-up garage doors which can sometimes be an architectural eyesore. Mission Crossing provides an environment which is safe, secure, elegant and convenient.
- Is equipped with its own residential elevator (*Infinity* by Concord Lifts). Built with extravagance in mind, these elevators come with wood grain interior finishes, stainless steel rails, digital displays and user friendly control panels. Each is equipped with infrared safety sensors, door lock mechanisms and dedicated in-car phone support

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(monitored 7 by 24) for your safety and peace of mind. Each elevator is capable of four stops (basement & parking level, main, second and third floor).

- Central Air Conditioning
- High-Efficiency forced air furnace systems (Carrier) with high efficiency Hot Water tank
- Multi-zone infrared climate management system with programmable main floor thermostat and temperature sensor on second and third floor
- In-floor heating
- Nine foot flat, painted ceilings with Level 5 finishing
- Painted slab passage doors fitted with stainless steel lever hardware
- 2-Sided gas fireplace with cantilevered hearth and monolithic full-height surround which connects the dining and living areas
- Central Vacuum system with Attachments
- State of the Art Advance Technology systems
- Centrally controlled light dimming for mood and passageway lighting
- Central basement location for entertainment systems which can be distributed throughout the home via built in speaker system and infrared remote control for use in any room in your home.
- Expansive distribution of telephone, network and television ports

Complex

- Courtyard will be decorative concrete with a beautiful west facing gated entrance enhancing the ambience of the main entry area to the complex
- Visitor Call box at Parkade, entryway and gate entrance offering full security.
- Heated, double-wide Parkade Ramp to help prevent ice buildup
- Each suite has individual electric and gas meters centrally located in the Parkade
- Bicycle Racks provided on west side entrance

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- Garbage area completely self-contained with mechanical ventilation
- Paved rear-lane adjacent to site with designated Visitor Parking Stall
- Upgraded Street Lighting

Exterior

- Exterior of the building makes extensive use of acrylic stucco (deep chocolate colour) with decorative v-groove patterns, plentiful use of Burrard Mist Graintex brick, split-faced landscaping block for planters, front terraces and black aluminum decorative railings.
- Curved metal rooflines on the rooftop vestibules are aesthetically pleasing and functionally act to partition the outdoor living spaces and create private retreats
- Warm and relaxing outdoor terrace setting backs onto the common courtyard complete with gas fireplace, cedar planters and louvered partitions for privacy
- All windows are metal-clad, wood jamb casements, with low E Sun-stop.
- Custom detailed solid wood entry doors with tempered glass inserts

Rooftop Patio

- Private rooftop patios with nearly 500 square-feet of space (one for each home).
- Each patio has stunning picturesque views of the downtown skyline and the surrounding landscapes (see website gallery www.themissioncrossing.com).
- These exciting outdoor spaces come with low-maintenance Trex decking, designer lighting, multiple water drains, a water hose bib (frost free) and a natural gas bib.
- An optional Hot-Tub package can be purchased which includes full installation.
- Black aluminum and clear glass paneled railings allow for an unobstructed view

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Outdoor Living Spaces

- Warm and relaxing outdoor patio setting backing onto the common courtyard. Terraces are complete with outdoor gas-fireplace, cedar fencing, planters and louvered partitions for improved privacy. Water and gas bibs are conveniently located.
- Elegant walk-up main floor entryway with stairs, metal railings and water hose bib (frost-free)
- An inviting second-floor balcony area
- One or two balconies off of third floor master bedroom (depending on choice of home)

Kitchens

- Spacious and sophisticated with generous cabinet space, food preparation areas and a large attached raised eating bar
- Square-edged premium granite countertops
- Premium stainless steel appliance package
- Wolf 4-burner gas range
- Gorgeous stainless back-guard above the range
- High performance range ventilation hood
- Counter-depth Sub Zero fridge with bottom mount freezer
- Bosch Energy-Star rated Integra tall-tub dishwasher
- Flat profile stained solid wood cabinetry with reveal
- Linear stainless steel bar pulls on all cabinetry
- Blanco large capacity single-bowl granite composite sink
- Danze professional single handle pull-down faucet in stainless steel
- Cabinet interiors in wood grain finish
- Subway shaped limestone installed vertically with stainless steel accent strip for a striking full-height backsplash (Contemporary Scheme)

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- Opulent mosaic for full-height kitchen backsplash contrasts with the organic qualities of the cherry cabinetry and granite countertop (Transitional Scheme)
- Under cabinet task lighting on all upper kitchen cabinets

Guest Bathroom

- European styled plumbing fixtures
- Taju Parma Collection faucets in brushed nickel
- Toto Aquia dual-flush high-efficiency toilets with SoftClose seat
- Tiered white porcelain Vessel sink
- Square-edged premium granite countertops
- Frameless full height & full width mirror
- Cantilevered style vanity millwork of stained solid wood with similar design undertones and details as all other millwork
- Earthy but refined 20x20" through-body porcelain tile for floor (Transitional Scheme)
- Plank wood-grain porcelain tile simultaneously exudes warmth and freshness (Contemporary Scheme)

Second Floor Bathroom

- European styled plumbing fixtures
- Taju Parma Collection faucets in brushed nickel
- Toto Aquia dual-flush high-efficiency toilets with SoftClose seat
- Dual sculptural white porcelain Vessel sinks (depending upon choice of home)
- Square-edged premium granite countertops
- Frameless full height & full width mirror
- Water closet door with textured glass insert
- Bathroom tub surround in simple, striated ceramic tile (Contemporary Scheme)
- Rectangular bathroom wall tile is natural and fresh (Transitional Scheme)

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- Cantilevered style vanity millwork of stained solid wood with similar design undertones and details to co-ordinate with all other millwork
- 18x18" tile in neutral, subtle shades of natural stone for bathroom floor (Contemporary Scheme)
- Earthy but refined 20x20" through-body porcelain tile for bathroom floor (Transitional Scheme)

Ensuite

- Elegant Duravit rectangular trough washbasin
- European styled plumbing fixtures
- Taju Parma Collection faucets in brushed nickel
- Toto Aquia dual-flush high-efficiency toilets with SoftClose seat
- Frameless full height & full width mirror
- Square-edged premium granite countertops
- Luxurious free-standing bath complete with Hansgrohe floor-mount tub filler
- Oversized bell shower head to create "rain shower" water flow
- Built-in tempered glass shower, fully finished with rectangular format tile
- Unglazed porcelain mosaic for a tactile and clean-lined ensuite shower floor (Contemporary Scheme)
- 18x18" tile in neutral, subtle shades of natural stone for bathroom floors and shower walls (Contemporary Scheme)
- Water Closet Door with textured glass insert
- Pebble stone base in the ensuite shower creates spa-like atmosphere and massaging effect for feet (Transitional Scheme)
- Earthy but refined 20x20" through-body porcelain tile for bathroom floors with matching 13x20" tile for ensuite shower walls (Transitional Scheme)

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- Furniture style vanity of stained solid wood with stainless steel legs is a variation on the inherent millwork concept

Interior Finishes

- Rich, sophisticated finishes combined with clean and distinctive modern design details
- Natural colour palettes including numerous accents and contrasts
- Open riser stairs with rails and custom stainless steel spindles
- Level 5 Finish skim-coated interior walls which is ideal for handling darker paint shades
- Loop/tip-shear combination carpet is tailored in feel and creates linear movement
- Khars engineered hardwood floor throughout main floor
- Coordinating high end light fixtures make a statement reflective of the nuances
- Abundant use of pot-light lighting fixtures
- Remote Control Lighting System - Electrical design incorporates multi-faceted lighting styles, settings and controls for customized room atmospheres
- State-of-the-art Data System Technology
- Advanced Home Automation Technology comes standard with each home. This includes radio controlled light dimmers, Video cameras at the front, rear, courtyard and parkade entrances, Video panels on each floor (above grade) and Central Entertainment Distribution to administer your audio, video and internet signals throughout the home.

Master Suite

- Third floor is entirely dedicated to the Master Suite
- The Master Suite evolved as an open concept with flow of natural light from numerous windows
- Built-in millwork storage in Master Bedroom closets
- Stair Vestibule from Roof Deck has exterior door with glass insert that acts like a 'sky-light', transmitting light to the spaces below

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Laundry

- Fully equipped and spacious laundry room including sink and upper & lower storage cabinets
- Front-loading high efficiency washer and dryer units included in purchase price

National Home Warranty

- Standing behind our quality, you'll have the added comfort of knowing that your new home is protected by a comprehensive warranty program offering up to five years of protection. For additional details please visit www.nationalhomewarranty.com and discuss your questions with your Mission Crossing sales representative.

** Tricor Development Corporation at its sole discretion, reserves the right to make modifications, substitutions and/or changes to the specifications should it be necessary in order to accommodate site conditions, design changes, functional coordination, construction time frames and to maintain the high standards of the units.

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