



LEGACY *Park*

ENCORE

Love it. Live it. Afford it.

Building 3000

BRAD *Multi-family Excellence*
REMINGTON HOMES

AWARDS AND RECOGNITION

A proud member:



Winner:



Finalist:





Love it. Live it. Afford it.

BRAD *Multi-family Excellence* REMINGTON HOMES

AFFORDABLE LUXURY

EYE-CATCHING ARCHITECTURE

INNOVATIVE DESIGN

OUTSTANDING LOCATIONS

These are just some of the highlights that Brad Remington Homes is known for in its multi-family developments in Calgary. With the 'Brad Remington Homes' name on a development, your investment and satisfaction is as good as guaranteed.

Brad Remington's experience of building more than 4000 multi-family homes in Calgary since 1993 is second to none. The quality and incredible value of a Brad Remington Home stands out.

Consistently Brad Remington Homes is recognized as "Best in Class". The recipient of numerous awards for design, customer satisfaction and marketing, including the most prestigious, Calgary Builder of the Year!

After two decades of being the go-to man in the city's multi-family construction business, Brad Remington struck out on his own and has since become the top choice for thousands of Calgarians' new home condo purchase.

"I have an incredible team with experience that delivers the highest level of craftsmanship... every time."

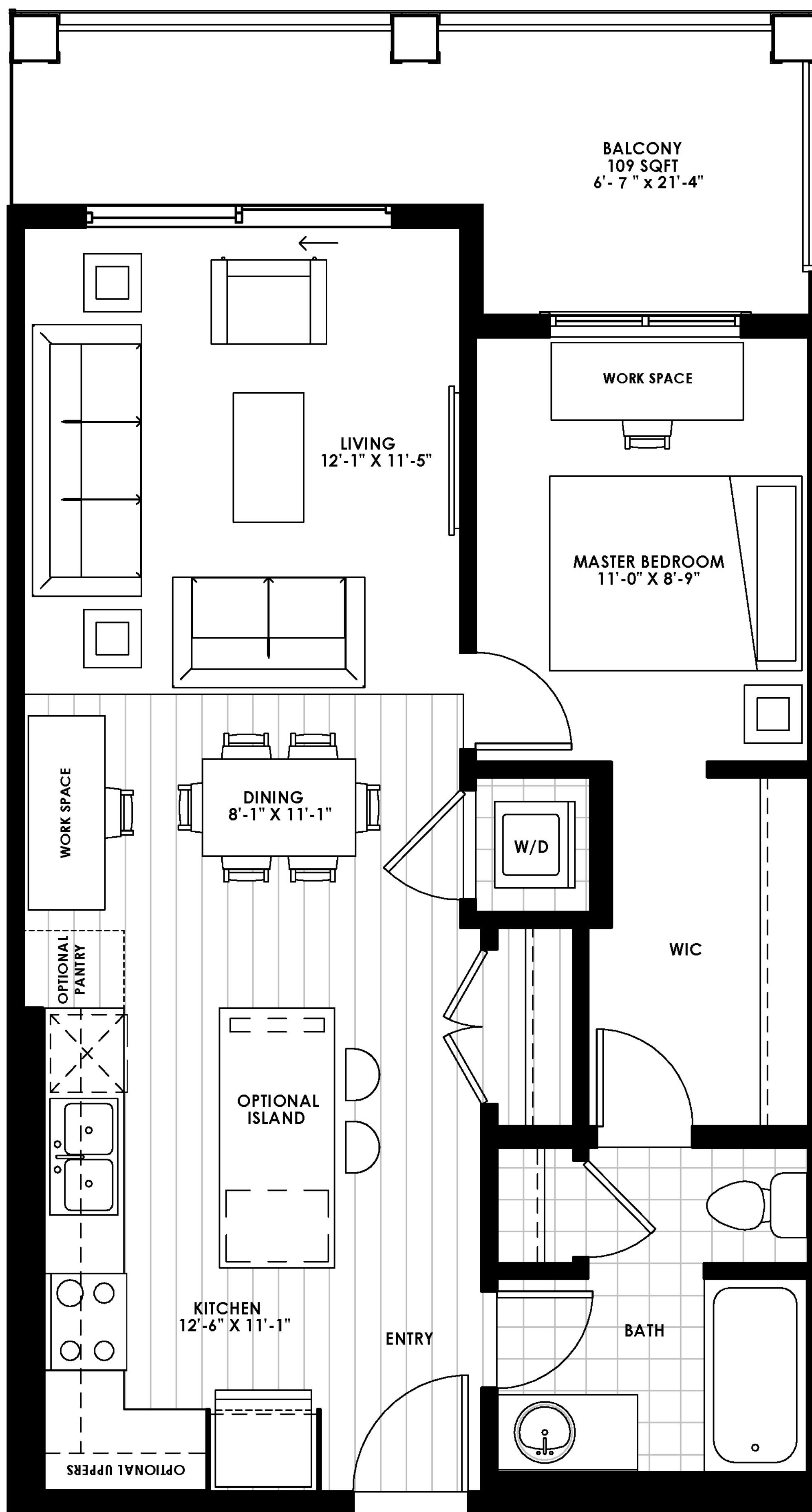
Along with the many successful developments in Calgary, Brad's list of accomplishments include the construction of a luxury hotel for Sunshine Village Ski Resort.

At Brad Remington Homes, we want our customers to own something better than they ever imagined.

**"This is the home you've been waiting for,
and we promise that you are going to love it."**

Brad Remington

Love it! Love it! Afford it!



*Affordable
One
Bedroom!*

Luxury!

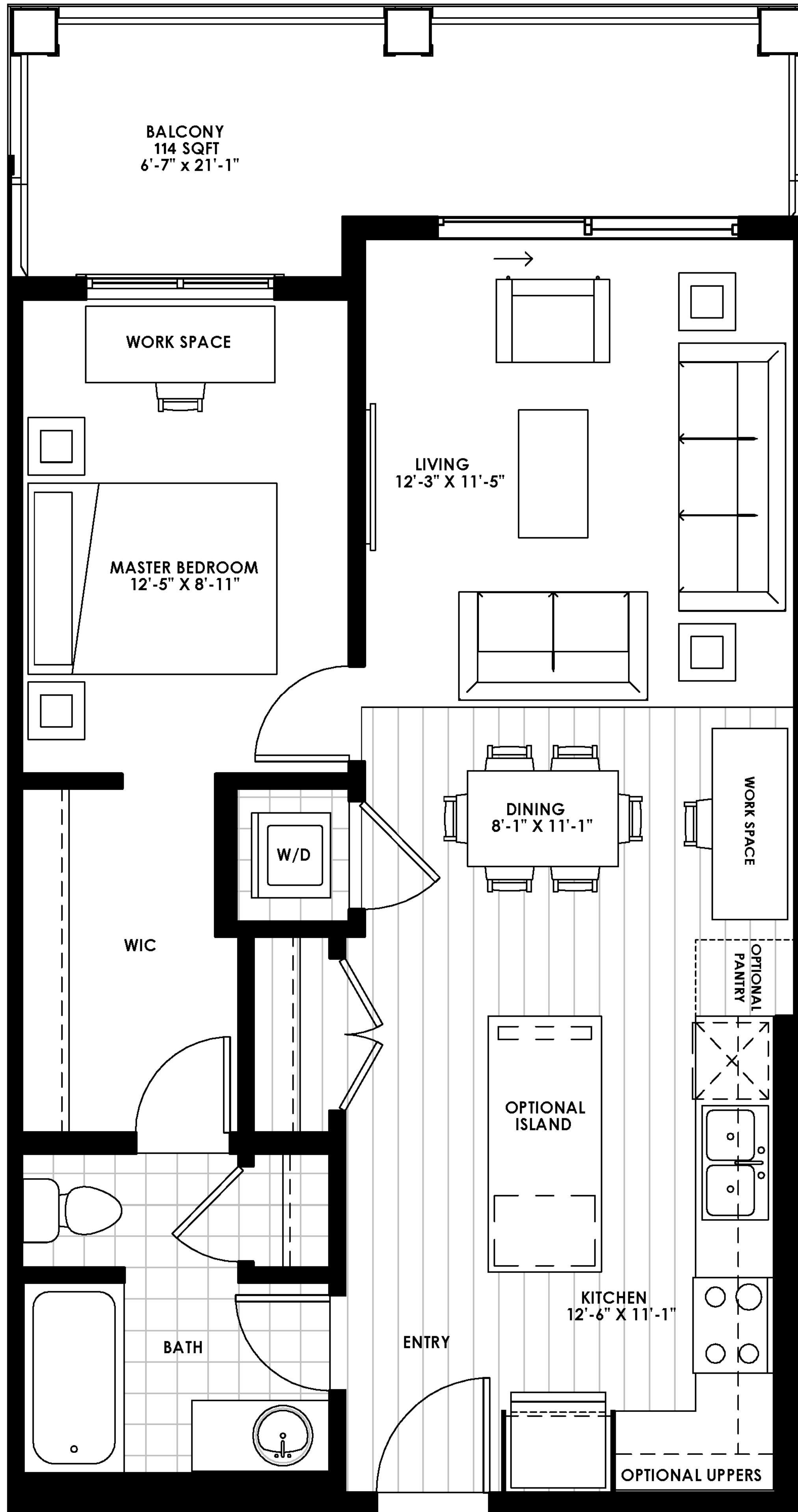
BILD[®]
CALGARY REGION
AWARDS
—WINNER—

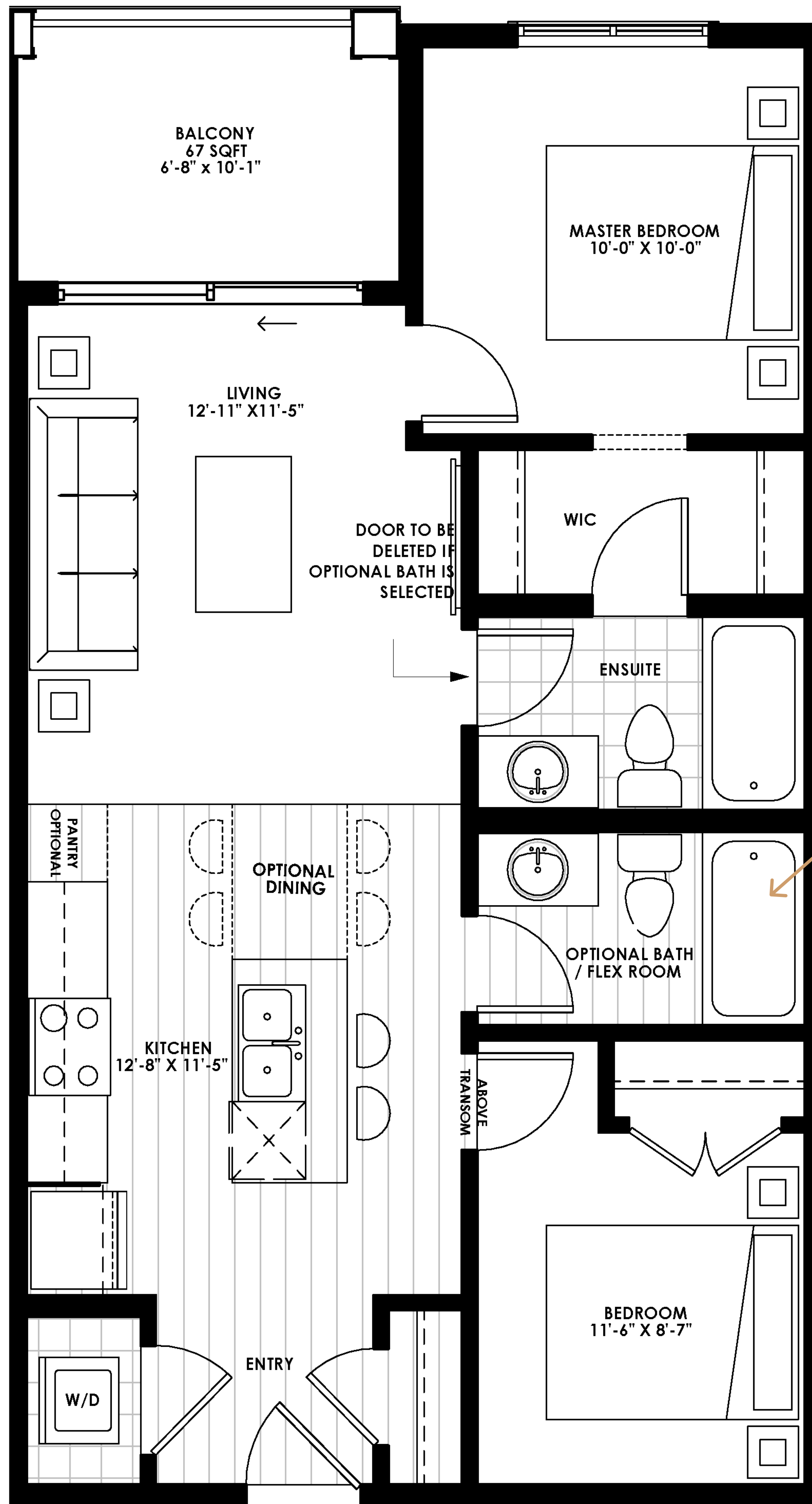
Emerald Max

712 SQF

1 BED
1 BATH

Luxury One
Bedroom!

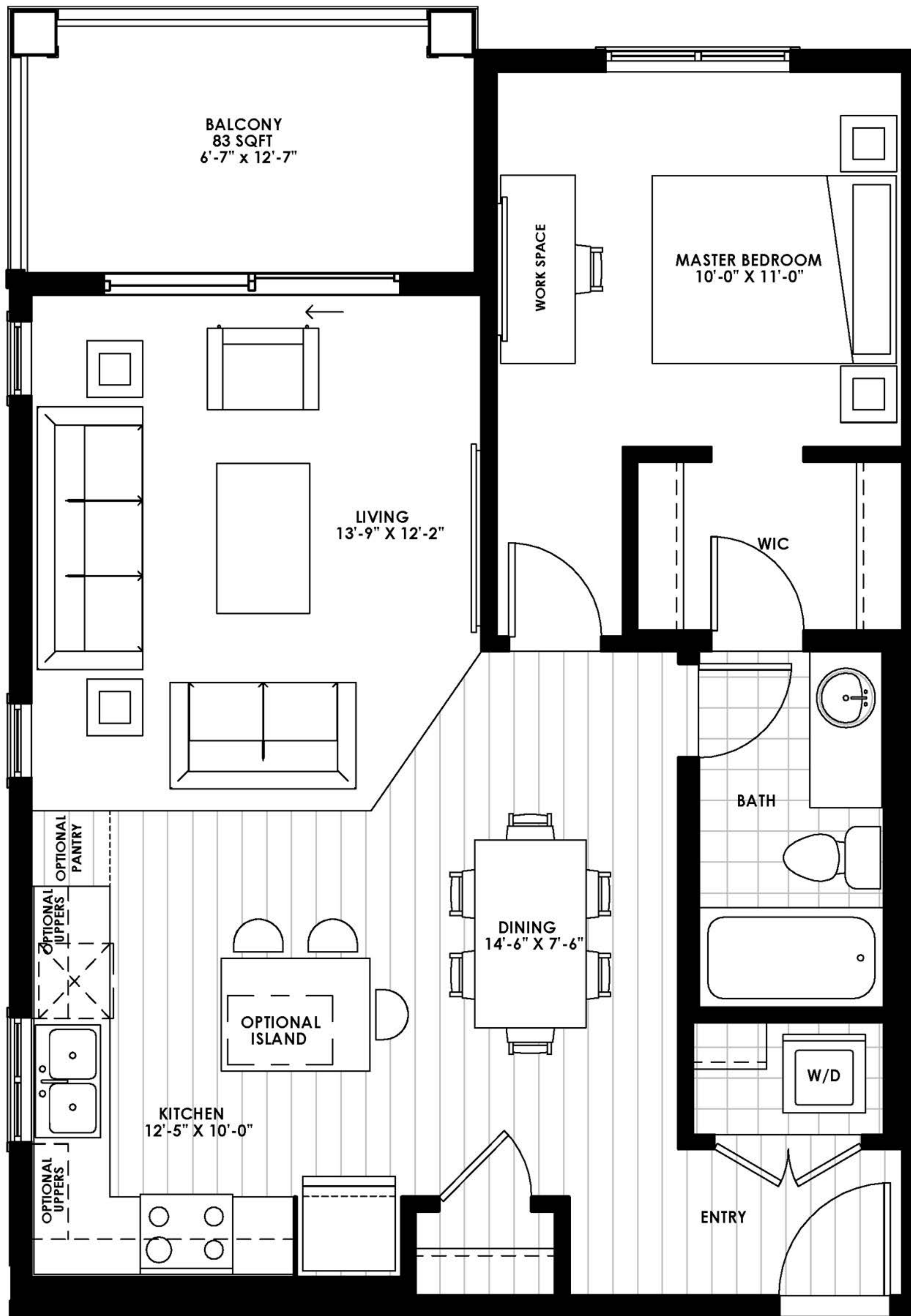




Optional Upgrade:
Bathroom

Standard:
Flex Room





**CORNER
MODEL**

**Rare
One
Bedroom
Corner
Model!**

Charlie

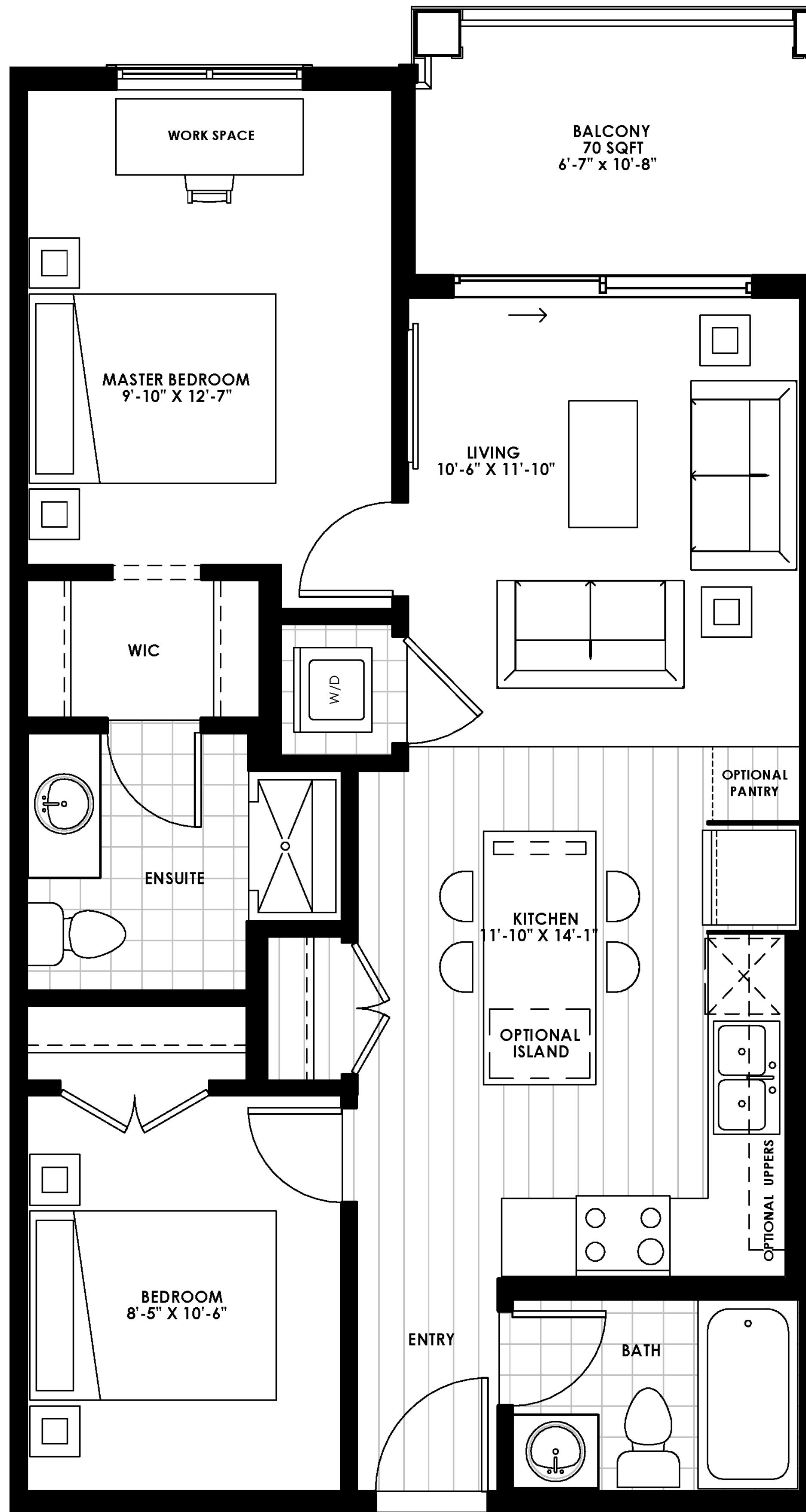
858

858 SQF

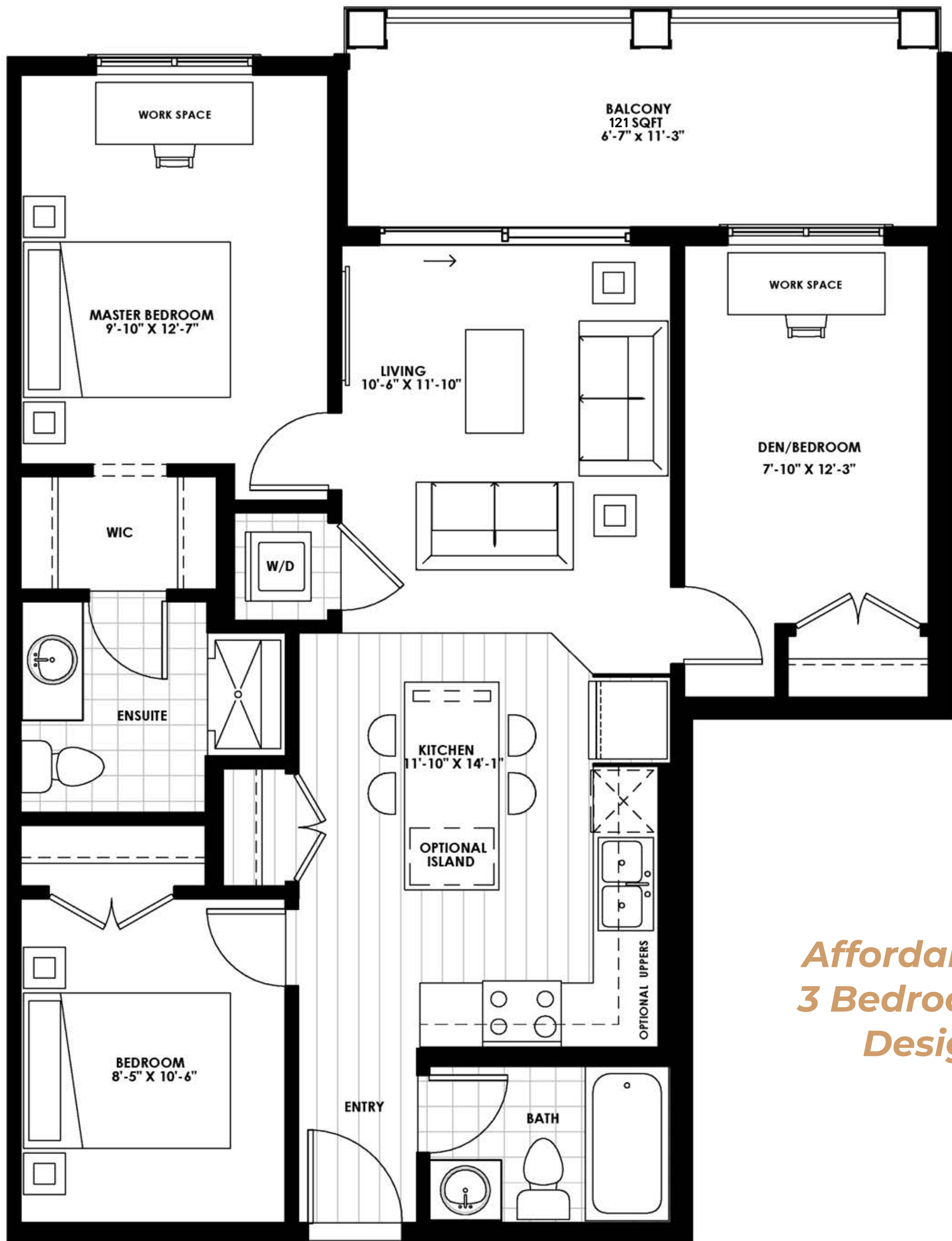
**2 BED
2 BATH**

*Classic
California
Design!*



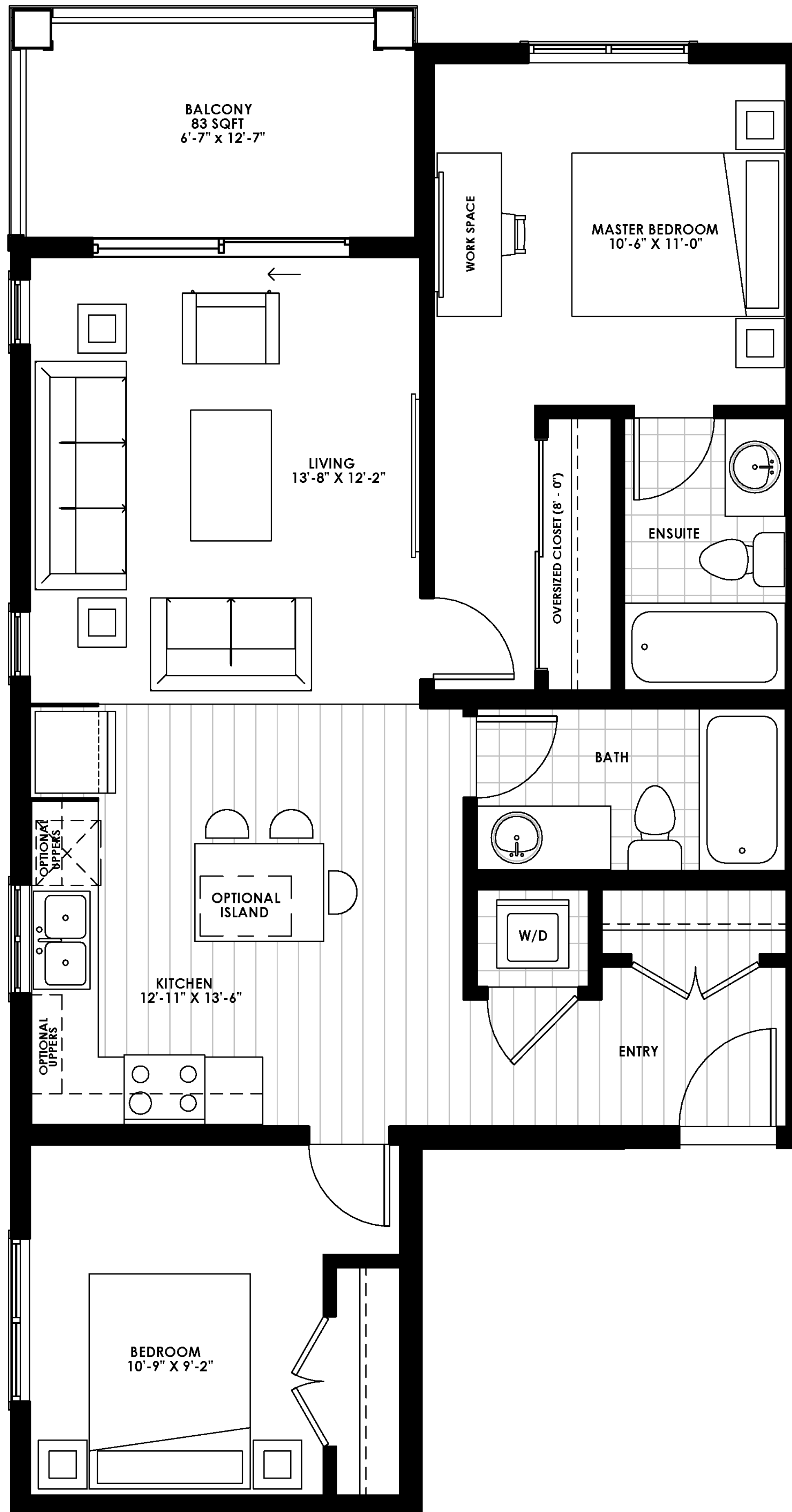


**Unbeatable!
Value!**



*Affordable
3 Bedroom
Design!*

*Affordable
Corner Suite!*



**CORNER
MODEL**

*The Ultimate
in Lifestyle Living!*



**CORNER
MODEL**

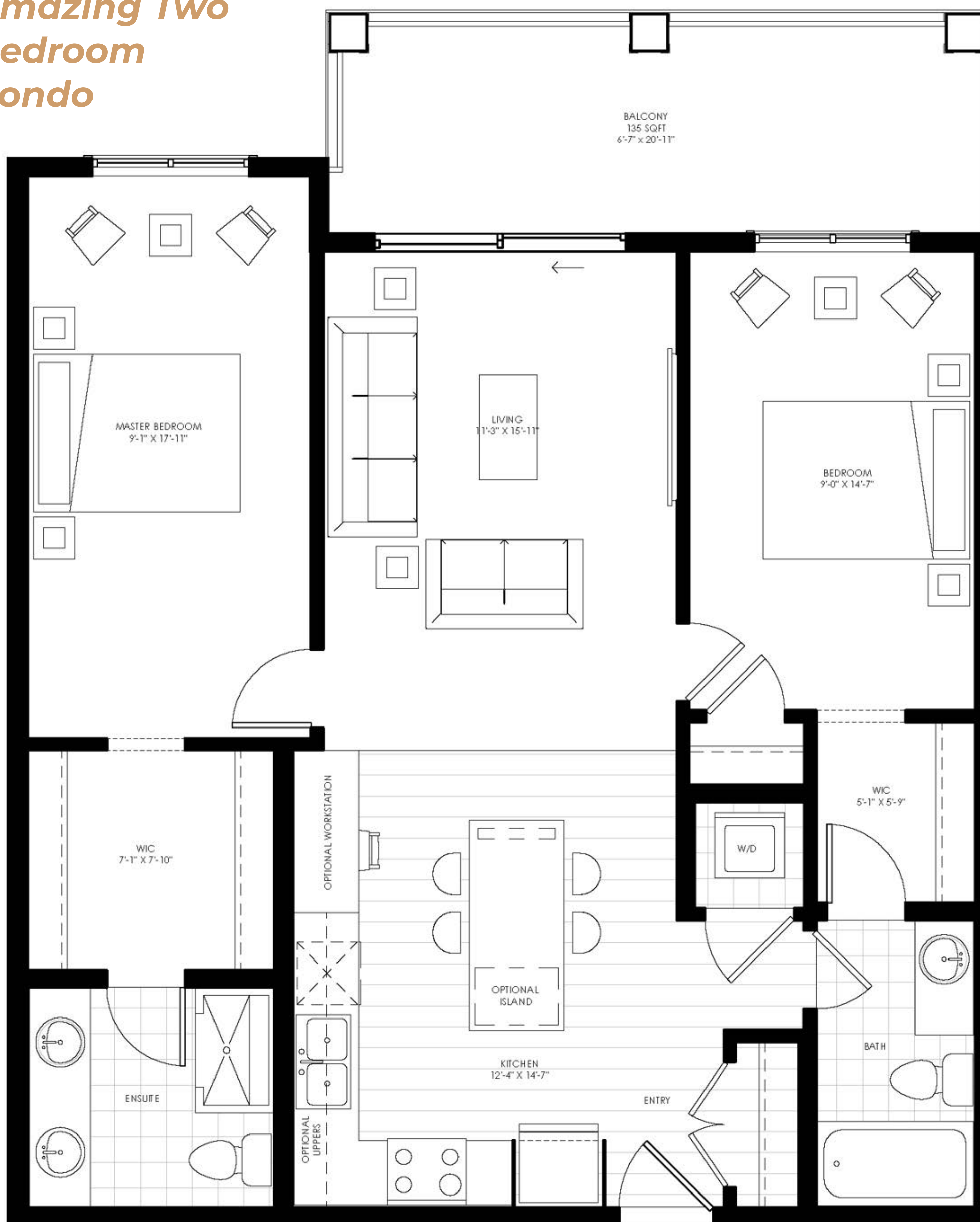
BILD[®]
CALGARY REGION
AWARDS
—WINNER—

Super Charlie

1005 SQF

**2 BED
2 BATH**

**Amazing Two
Bedroom
Condo**



Ashley left

1090 SQF

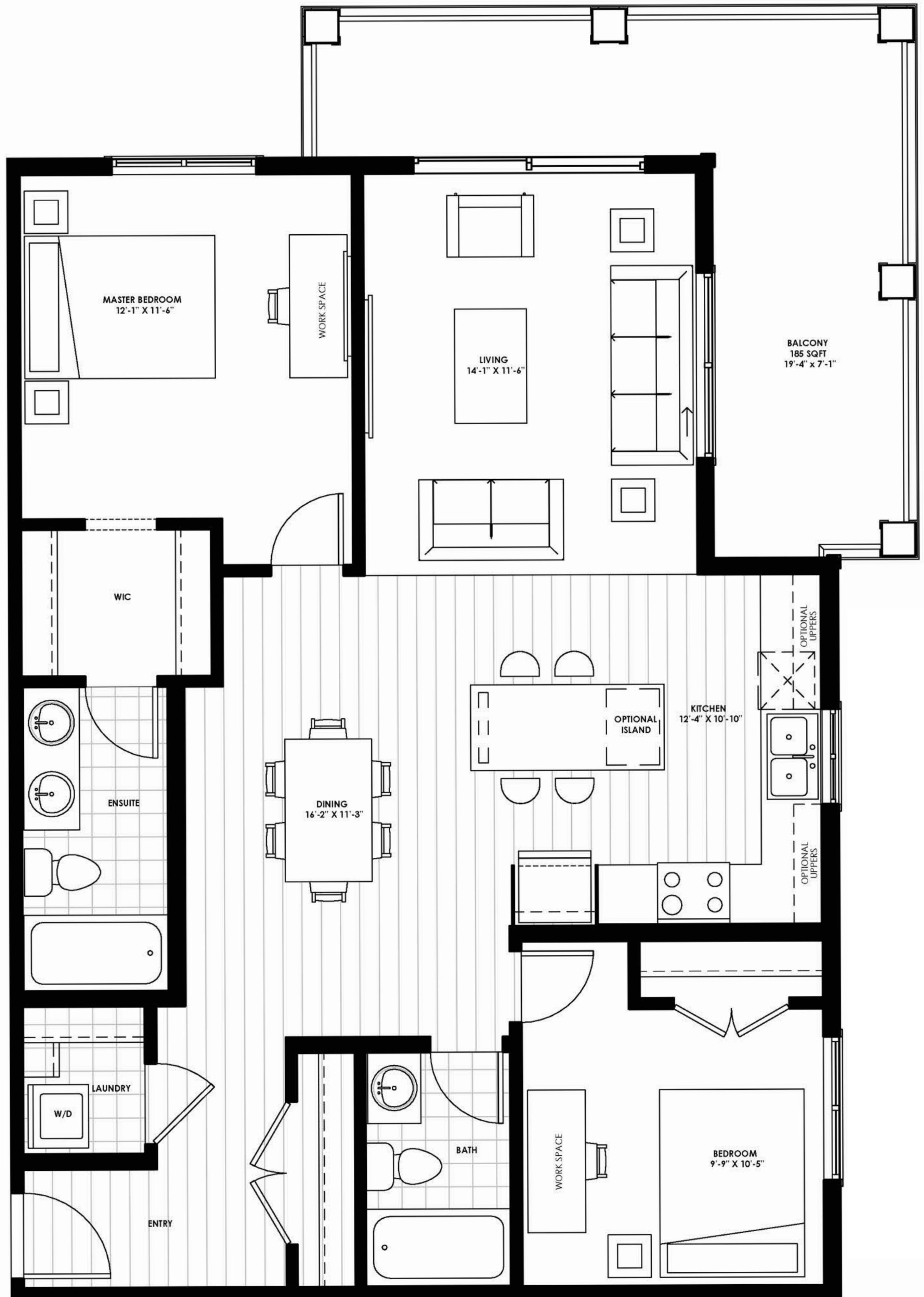
**2 BED
2 BATH**

*The Ultimate
in Lifestyle Living!*



**CORNER
MODEL**

BILD[®]
CALGARY REGION
AWARDS
—WINNER—



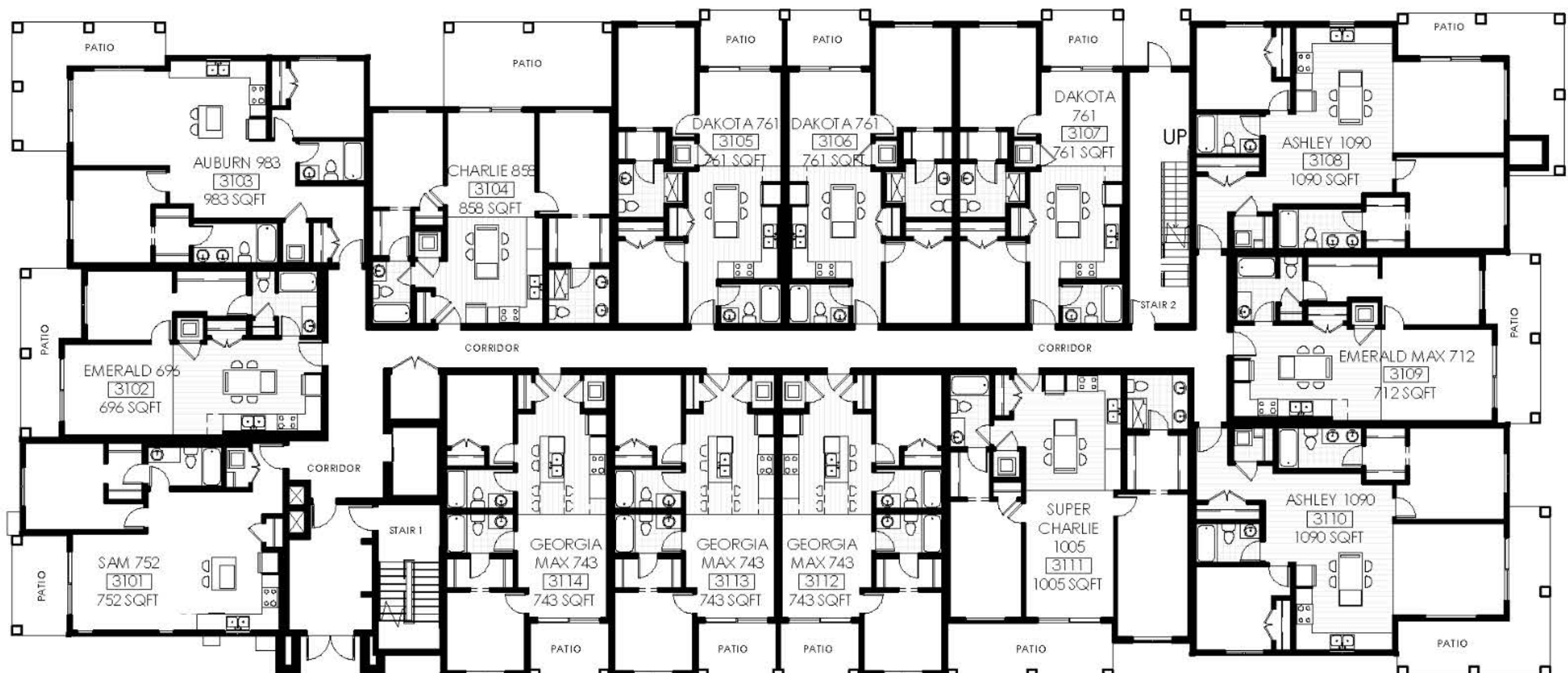
**CORNER
MODEL**

BILD[®]
CALGARY REGION
AWARDS
—WINNER—

*All areas are approximate. In an effort to provide timely information, all marketing materials are preliminary and subject to change without notice.



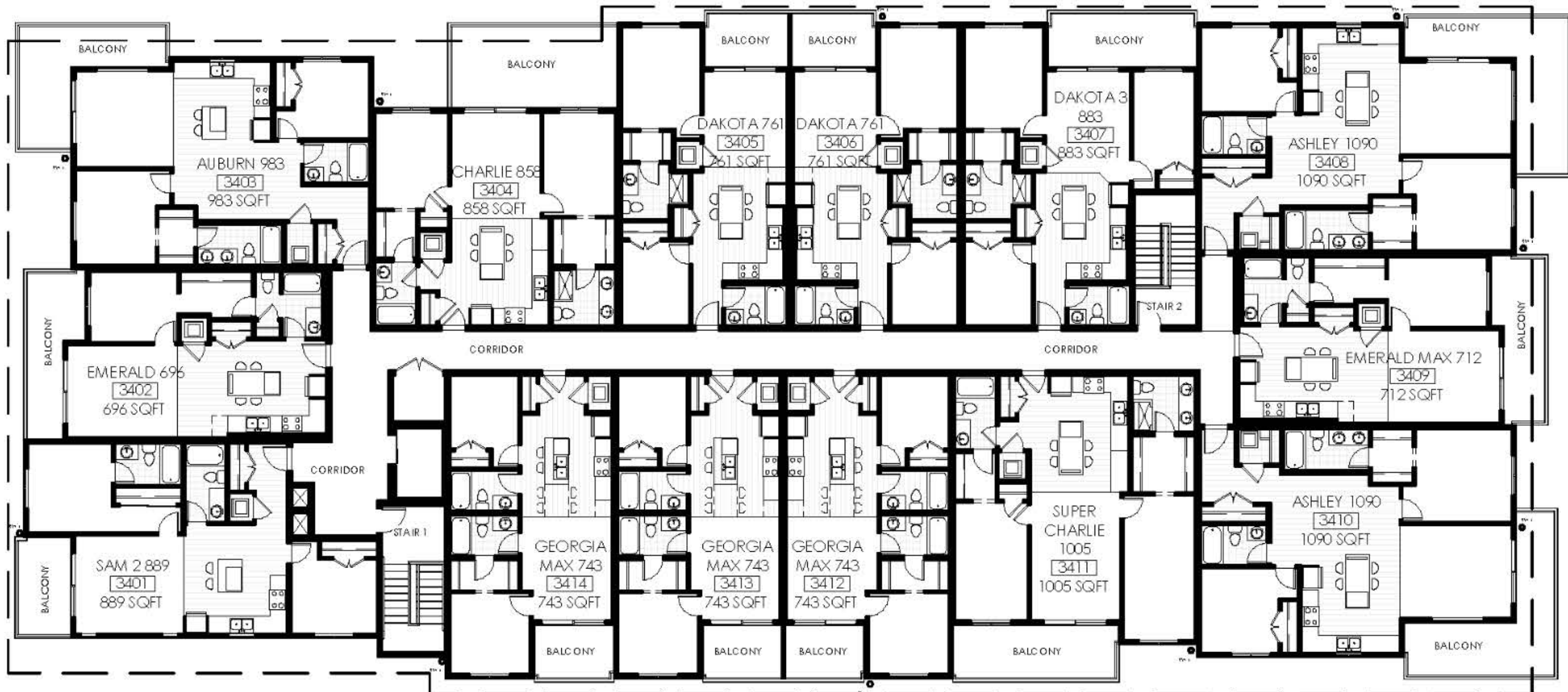
THIRD FLOOR



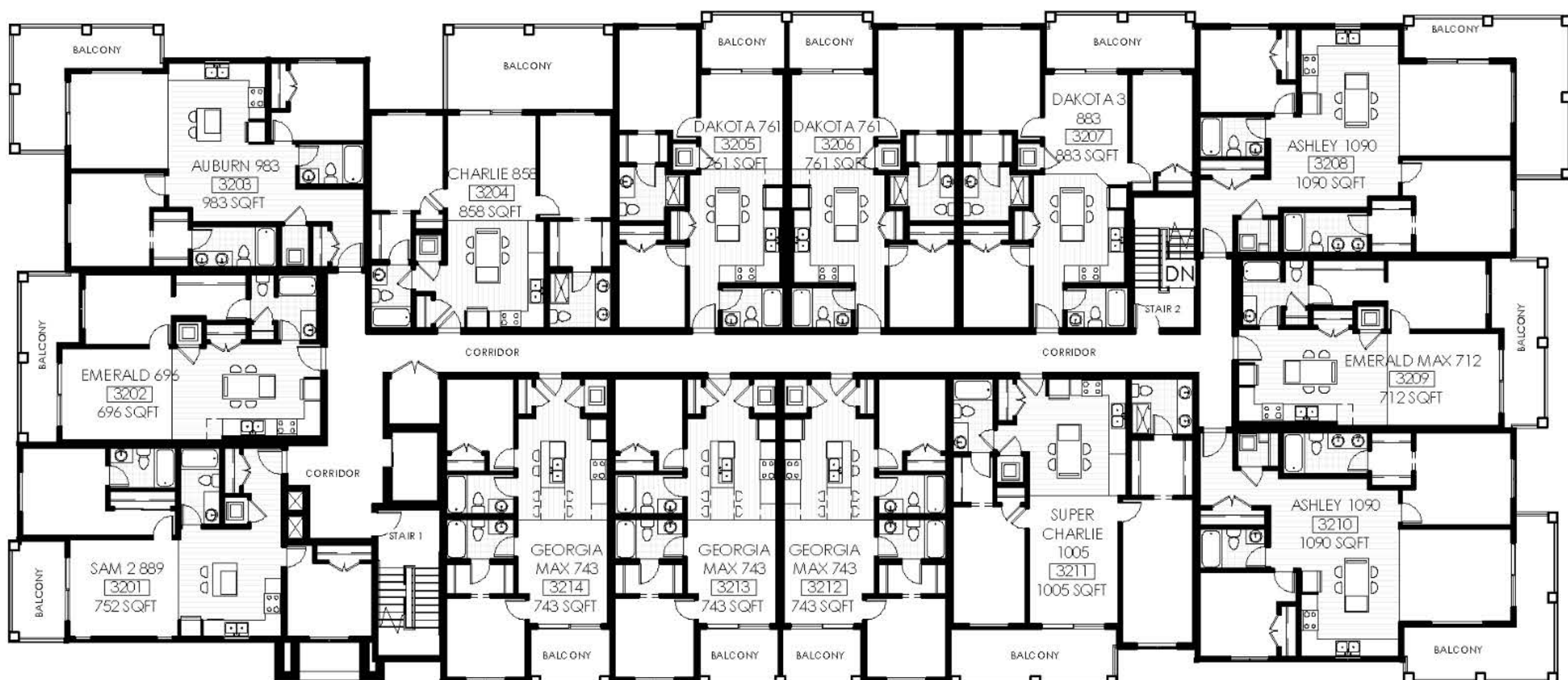
MAIN FLOOR



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FOURTH FLOOR



SECOND FLOOR

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Sobeys



BrightPath
The best start in life



LEGACY GROVE

Local Shops and Retailers



TOWNSHIP

Township Shopping Centre

1.5 million sq.ft. of retail including:

- Sobeys
- Winners
- Bed Bath and Beyond
- Starbucks
- Restaurants
- Wine and Beyond
- Fitness
- Childcare
- Banks
- Personal Services

Legacy Village Link SE

LEGACY Park

ENCORE

Love it. Live it. Afford it.

BRAD REMINGTON HOMES *Multi-family Excellence*

Starting point of
community pathways
and over 300 acres of
protected
environmental reserve



SITE & LANDSCAPE PLAN

*Building Better! Building
Smarter! Building Sustainably!*

EXTERIOR SPECIFICATIONS

- MODERN DESIGNED ARCHITECTURE
- RICHLY DETAILED EXTERIORS USING A COMBINATION OF WHITE BRICK AND JAMES HARDIE PREMIUM SIDING (NON-COMBUSTIBLE FIBRECEMENT)
- TWO STAGE FOUNDATION WATERPROOFING WRAP
- HIGH PERFORMANCE "SUNSTOP HS4A" WINDOWS
- MILDEW RESISTANT CONSTRUCTION ENVELOPE
- BOUTIQUE STYLE, NEIGHBOUR-FRIENDLY DESIGNED BUILDINGS
- LARGE PRIVATE PATIOS AND DECK TO EXTEND YOUR LIVING SPACE
- ALUMINIUM DECK RAILING (FLOORS 2-4)
- PERSONAL PATIO ENTRANCES AVAILABLE ON MAIN FLOOR COURTYARD CONDOS
- AMPLE PARKING FOR HOMEOWNERS AND THEIR GUESTS (EXTRA ALSO AVAILABLE FOR PURCHASE)
- 30-YEAR CHATEAU ROOF SHINGLES



*All areas are approximate. In an effort to provide timely information, all marketing materials are preliminary and subject to change without notice.

HOURS: MON-THURS 12-5PM SAT-SUN 12-5PM

SALESSTAFF@MYLEGACYPARK.COM 403.931.8558

Every home we build includes
high standards like this...

INTERIOR SPECIFICATIONS

- **9 FOOT CEILINGS** WITH “KNOCK DOWN” CEILING TEXTURE THROUGHOUT
- FULL SIZED GOURMET FRIENDLY KITCHENS:
 - STANDARD QUARTZ (2 COLOUR OPTIONS) OR BLACK GRANITE COUNTERTOPS
 - CHOICE OF EIGHT KITCHEN AND BATH CABINETS STYLES, WITH SOFT CLOSE DOORS AND DRAWERS
 - FOUR STAINLESS STEEL APPLIANCES: OVER-THE-RANGE MICROWAVE, FRIDGE, STOVE, BUILT-IN DISHWASHER
 - NAME BRAND PREMIUM PLUMBING FIXTURES
- STACKING WASHER AND DRYER (WHITE)
- TITLED PARKING STALL (SURFACE OR UNDERGROUND)
- INDIVIDUAL PATIOS OR PERSONAL DECKS WITH BBQ GAS LINE
- INDIVIDUAL STORAGE UNITS
- OPEN, CONTEMPORARY LIVING SPACES
- GENEROUS SIZED BEDROOMS
- STYLISH CUSTOM BASEBOARDS AND DOOR HEADERS
- DESIGNER CHROME LEVER STYLE DOOR HANDLES
- **LUXURY VINYL PLANK FLOORING IN HIGH TRAFFIC AREAS**
- PLUSH CARPET WITH STAIN GUARD AND 8LB CARPET UNDERLAY
- INDIVIDUAL CONTROLLED HEATING WITH PERSONAL THERMOSTAT
- CAT5E AND RG6 WIRING FOR HIGH SPEED INTERNET AND TV
- CONTEMPORARY BRIGHT CHROME HARDWARE
- INTERIOR DESIGNER COORDINATED CUSTOMIZABLE INTERIOR OPTIONS
- FULL HEIGHT DELUXE ELEVATOR
- **PREMIUM SOUND ATTENUATION INCLUDING:**
 - INSULATED, GLUED & SCREWED SUB-FLOORS (2ND, 3RD, & 4TH FLOORS)
 - LIGHT WEIGHT CONCRETE SUB-FLOOR BETWEEN FLOORS (2ND, 3RD, & 4TH FLOORS)
 - ENGINEERED FLOOR SYSTEM AND INTERIOR/EXTERIOR WALL SYSTEM
- ENTRANCE INTERCOM SYSTEM
- AVAILABLE OPTIONAL UPGRADES SO YOU CAN PERSONALIZE YOUR HOME
- **LEGAL FEES FOR TITLE AND DISBURSEMENTS INCLUDED**



Love it. Live it. Afford it.

BEST VALUE IN SOUTH CALGARY!

*There is a difference between value and price.
Price will not bring you happiness, but value will.*

LOCATION, PRICE & RETURN ON INVESTMENT

LOCATED IN AWARD WINNING COMMUNITY OF LEGACY. ONE OF THE MOST DESIRABLE, NEW, MASTER PLANNED, ARCHITECTURALLY CONTROLLED COMMUNITIES IN SOUTH CALGARY. WHEN IT COMES TO RESALE, LOCATION IS KEY! OUR PRICES SIMPLY ARE AMAZING. WITH BRAD REMINGTON HOMES, YOU CAN LOVE IT! LIVE IT! AFFORD IT!

INCREDIBLE STANDARDS

9 FT. HIGH CEILINGS WITH "KNOCK DOWN" TEXTURE.
STONE COUNTERTOPS IN KITCHEN AND BATHROOMS.
TITLED UNDERGROUND OR SURFACE* PARKING AND PERSONAL STORAGE UNIT WITH EVERY HOME.
PREMIUM CABINETS WITH SOFT-CLOSE DOORS AND DRAWERS.
LUXURY VINYL FLOORING.
PREMIUM SOUND ATTENUATION.
STAINLESS STEEL APPLIANCES, INCLUDING A GOURMET STAINLESS KITCHEN PACKAGE AND AN OVER THE RANGE MICROWAVE.
FULL HEIGHT KITCHEN TILE BACKSPLASH.
PREMIUM SOUND ATTENUATION BETWEEN FLOORS

MAKING IT EASY - STRESS FREE

WE OFFER STAGED DEPOSITS TO HELP YOU GET STARTED.
PRICE PROTECTION.
WHEN YOU PURCHASE WITH US THE PRICE IS THE PRICE AND THERE ARE NO HIDDEN COSTS. GUARANTEED!
SELECTIONS AND CONSTRUCTION.
WE DON'T WANT YOU TO BE RESTRICTED BY CHOICE. WE OFFER COUNTLESS CHOICES SO YOUR HOME CAN BE AS UNIQUE AS YOU ARE. OUR INTERIOR DESIGNER WILL HELP YOU WITH YOUR SELECTIONS.
FLOOR PLANS THAT WORK.
EVERY INCH AND EVERY DESIGN HAS BEEN THOUGHTFULLY CONSIDERED FOR REAL LIFE.
LEGAL FEES ARE INCLUDED.
TITLE, REGISTRATION, AND DISBURSEMENTS.
WHETHER YOU ARE A FIRST TIME OR MATURE PURCHASER, WE GUIDE YOU THROUGH EVERY STEP OF THE WAY FROM PREAPPROVAL TO POSSESSION.

EXTERIORS THAT LAST A LIFETIME

BRICK AND NON-COMBUSTIBLE, HARDIE BOARD FIBRE CEMENT PREMIUM SIDING WITH OVERSIZED, HI-PERFORMANCE LOW-E WINDOWS.
INTRICATE EXTERIOR DETAILING AND 30-YEAR CHATEAU SHINGLES FOR MAXIMUM CURB APPEAL.
FOUNDATIONS THAT ARE PROTECTED WITH A RUBBER-LIKE MEMBRANE AND AN ADDITIONAL LAYER OF DUAL FOUNDATION WRAP TO ENSURE THAT WATER STAYS OUT.

REPUTATION AND PEACE OF MIND

EXPERIENCED TEAM
BRAD REMINGTON'S TRACK RECORD SPEAKS FOR ITSELF. A LEADER IN INNOVATION, QUALITY, DESIGN, AND SATISFACTION WITH THOUSANDS OF HAPPY HOMEOWNERS.
WARRANTY
BRAD REMINGTON IS A MEMBER OF THE ALBERTA NEW HOME WARRANTY PROGRAM IN TOP TIER STANDING. ALL OF OUR PURCHASERS RECEIVE ALL OF THE BENEFITS OF THEIR COMPREHENSIVE COVERAGE, INCLUDING THE 1, 2, 5, AND 10 YEAR WARRANTY COVERAGE AND DEPOSIT PROTECTION.
AWARDS
THE 2016 SAM AWARD WINNER FOR BEST NEW DESIGN APARTMENT STYLE CONDO UP TO 699SQF (SUPER E) AND MULTI FAMILY SALES TEAM OF THE YEAR.
BRAD REMINGTON SERVED ON THE CALGARY HOME BUILDER'S ASSOCIATION EXECUTIVE COMMITTEE.
2017 BILD AWARD NOMINEE.
2018 BILD AWARD WINNER FOR BEST NEW DESIGN APARTMENT STYLE CONDO UP TO 599SQF (EMERALD), BETWEEN 600-899SQF (CHARLIE) AND MULTI-FAMILY SALES TEAM OF THE YEAR.
2019 BILD AWARD WINNER FOR BEST NEW DESIGN APARTMENT STYLE CONDO UP TO 599SQF (EMERALD) AND BETWEEN 600-899SQF (CHARLIE).
2019 MULTI-FAMILY BUILDER OF THE YEAR.
2020 BILD AWARD NOMINEE.
2021 BILD AWARD WINNER FOR BEST FLOORPLAN FROM 900SQF-1199SQF (CHARLIE MAX).



Love it. Live it. Afford it.

WARRANTY

BRAD *Multi-family Excellence*
REMINGTON HOMES

has you covered!

DEPOSIT PROTECTION

COVERAGE AND PROTECTION FOR DEPOSITS
MADE ON YOUR HOME PRIOR TO COMPLETION.

BRAD REMINGTON HOMES 1-YEAR UNIT & COMMON AREA WARRANTY

COVERAGE FOR DEFECTS IN MATERIAL
AND LABOUR.
EXAMPLE: FIXTURES, DRY WALL CRACK, ETC.

2-YEAR UNIT AND COMMON AREA DELIVERY & DISTRIBUTION

DEFECTS IN MATERIALS RELATED TO
DISTRIBUTION SYSTEM.
EXAMPLE: HEAT, ELECTRICAL, PLUMBING, ETC.

5-YEAR BUILDING ENVELOPE

COVERAGE FOR DEFECTS IN THE BUILDING
FOR BUILDING ENVELOPE.
EXAMPLE: ROOF, EXTERIOR WALLS, ETC.

10-YEAR STRUCTURAL WARRANTY

COVERAGE FOR KEY STRUCTURAL COMPONENTS
FOR YOUR HOME.
EXAMPLE: FRAMING, FOUNDATION, ETC.

2-MONTH WARRANTY

CORRECT ANY ISSUES THAT HAVE OCCURRED
FROM LIVING IN THE HOME THE FIRST FEW
MONTHS.

*EXAMPLE: CABINETS NOT CLOSING
PROPERLY, BLINDS STICKING, ETC.*

**NOTE: PLEASE BE AWARE THAT
HOMEOWNER DAMAGE IS NOT COVERED.**

1-YEAR WARRANTY

CORRECT ANY ISSUES THAT HAVE
OCCURRED FROM LIVING IN THE HOME
FOR 1-YEAR AND BUILDING SETTLEMENT
CORRECTION.

*EXAMPLE: CRACKS IN DRYWALL OR CEILING,
NAIL POPS, DOOR ADJUSTMENT, ETC.*

**NOTE: PLEASE BE AWARE THAT
HOMEOWNER DAMAGE IS NOT COVERED.**

HOME BUYERS STEPS

We have made buying a home easy.
Choose one of our homes and
follow the steps.

*“We will guide you every step of
the way...”*

PRE-POSSESSION & MOVE-IN

5

The official possession date will be delivered to you in your Official Possession Letter a minimum of 35-days prior to possession.
This letter will provide you with exact move forward details.

INTERIOR SELECTIONS AND OPTIONS

4

We will provide you with timelines for selecting options & upgrades, as well as the colour palettes available to choose from or purchase.
A 10% deposit is required for all optional purchases.

BUILDER AUTHORIZATION & 10 DAY PERIOD

3

For the 10 days following your purchase appt, you can review the documents and familiarize yourself with the details.
Contact your mortgage professional to confirm your approval. Provide us with a copy. The agreement becomes firm at the end of the 10 days and your cheque is deposited.

APPOINTMENT TO PURCHASE YOUR HOME

2

At the purchase appointment you will receive a disclosure package and complete/sign the purchase agreement. A 5% deposit of the purchase price* is required paid via personal cheque, certified cheque, or bank draft.
Are you purchasing a second residence or income property?
If so, please ask for more details or information.

PRE-APPROVAL & RESERVING A CONDO

1

Knowing what you can afford is critical. Talk to a mortgage professional or loan officer.
Once you have a pre-approval, reserve your home with a temporary hold agreement and a deposit for \$500.