



spread your wings

A community inspired by
safe planning and inclusivity



GENSTAR

A sunset sky with birds flying and abstract white lines.

Safe

Connected

Inclusive

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Community Vision

The Road to Vision Zero

Imagine a community where the safety of its residents is a priority. Where children can walk to school and access parks through treelined pathways without having to cross busy intersections. Where the belief is that traffic incidents are preventable instead of inevitable. Welcome to Rangeview by Genstar.

The new community of Rangeview takes its inspiration from the concept of Vision Zero, a proactive approach to community planning with efforts to avoid traffic-related incidents while increasing safe mobility for all.

Naturalized Ponds



Curb Extension

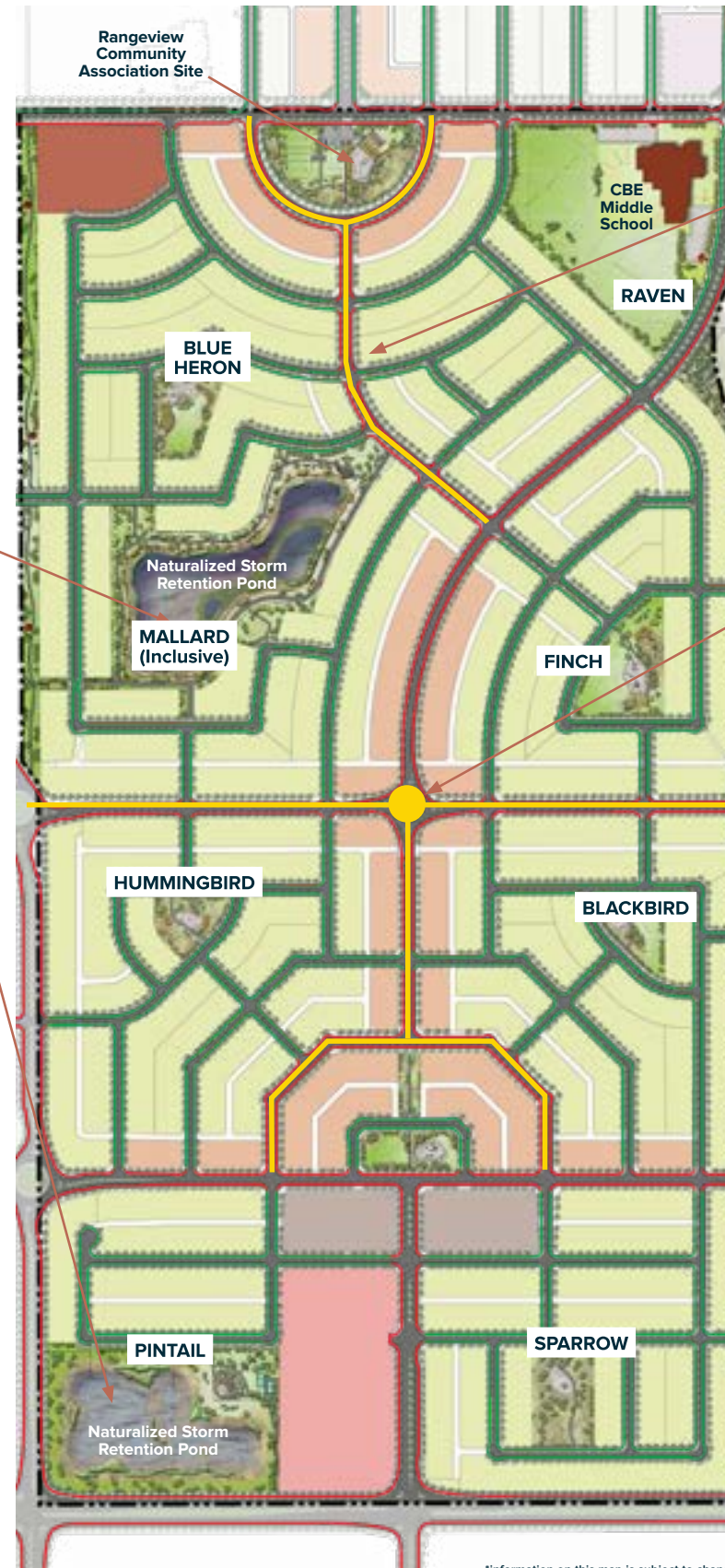


Crosswalk Pavers

Rangeview's roads, sidewalks, and pathways are thoughtfully designed to prioritize safe travel throughout the community allowing residents to connect with parks, local amenities, and each other.

Safety Features

- Pedestrian connections
- Off-street cycling connections
- Widened sidewalks & tree-lined boulevards
- Multi-family residential
- Single Family & Semi-Detached
- Townhomes
- Commercial/Residential
- Commercial



Curb Extensions, also called 'bump outs', are an excellent way to enhance pedestrian safety.

- ✓ narrowing of the road
- ✓ shortening the physical distance and time a pedestrian needs to cross the street
- ✓ traffic calming design allowing more time for drivers to see pedestrians crossing the road

Crosswalk Pavers are an ingenious way to help create a visual cue for drivers. Instead of using asphalt, the textured surface of pavers helps to bring attention to a crosswalk, indicating to drivers to slow down at each crossing and look for pedestrians.

Widened Tree-lined Pathways add to the timeless charm of Rangeview's streets and have an additional safety benefit. The treed boulevards create an extra separation and natural buffer between cars and pedestrians.

Where All Kids Can Play

Rangeview's Accessible and Inclusive Park

Nestled within Rangeview's Mallard Grove Park, residents will find an accessible and inclusive space where children of all abilities and needs can interact. Rangeview's inclusive park is designed to accommodate mobility limitations and support a sensory play experience.



Feel safe in Rangeview

Pathway systems have also been designed for safe travel and increased mobility allowing residents to access parks and other amenities. Rangeview's safe planning approach is designed for equitable participation, so all kids feel included.



Playground features:

Accessible Rubber Surface
Rubber playground surfaces (safety surfaces) provide a soft yet durable floor that is accessible by mobility devices, so kids of all abilities can play.

Inclusive Swing Sets
Swings are an iconic playground feature and inclusive swing sets provide a safe and fun-filled sensory experience for all kids.

Custom Oak Mallard Sculpture
Mallard Grove Park's centerpiece connects kids with nature as they become friends and playmates with a six-foot-long mallard duck carved from white oak. The wood structure, inspired by local bird species, further emphasizes the uniqueness of Rangeview helping kids spark their imaginations and spread their wings.

Disclaimer: Parks & Playgrounds are subject to change.

Amenities

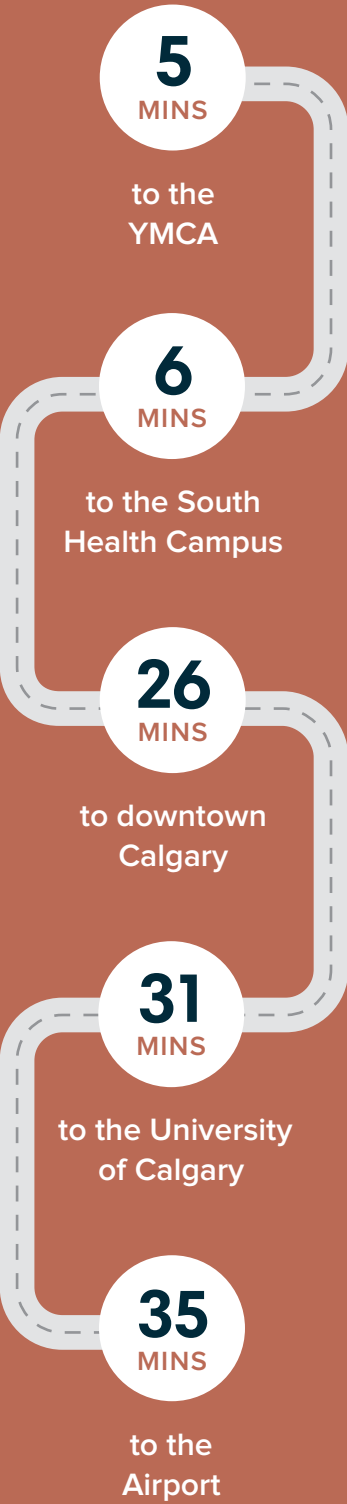
Everything you need

Situated near Deerfoot and Stoney Trail, living in Rangeview means you are conveniently connected to all of Calgary. Seton Centre and Mahogany Village are a 5-minute drive away and will meet your day-to-day needs. They are home to boutiques, amazing restaurants and when you need a night out, a VIP movie theatre. Everything you need is close by, but just far enough for you to enjoy your quiet, family-friendly neighbourhood.

Everything you need to spread your wings is in Rangeview.



Connected to the rest of the city



Local restaurant and shopping district

Rangeview includes an 8.5 acre commercial site with beautiful pond views. This space is the future home of local amenities available within walking distance.



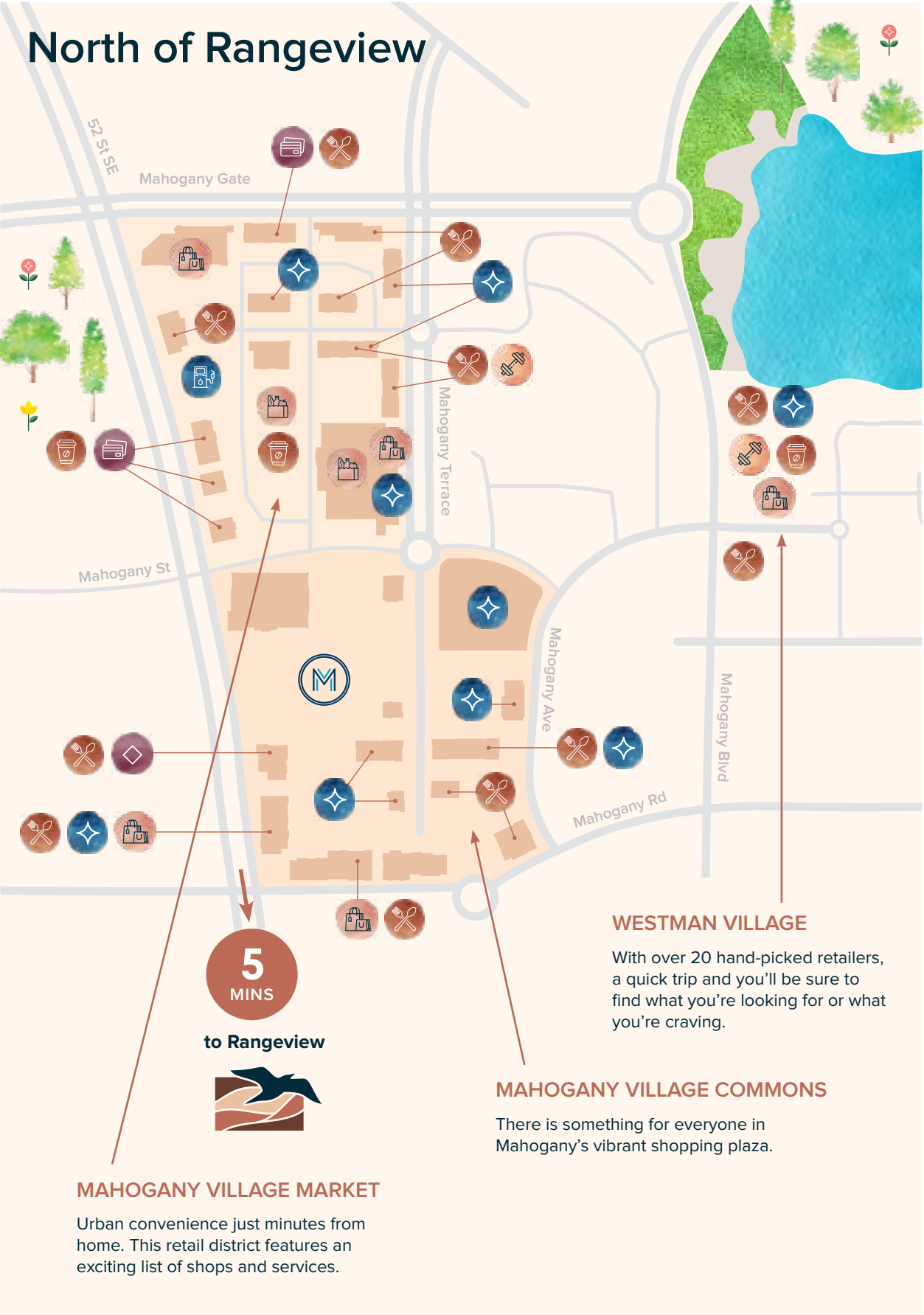
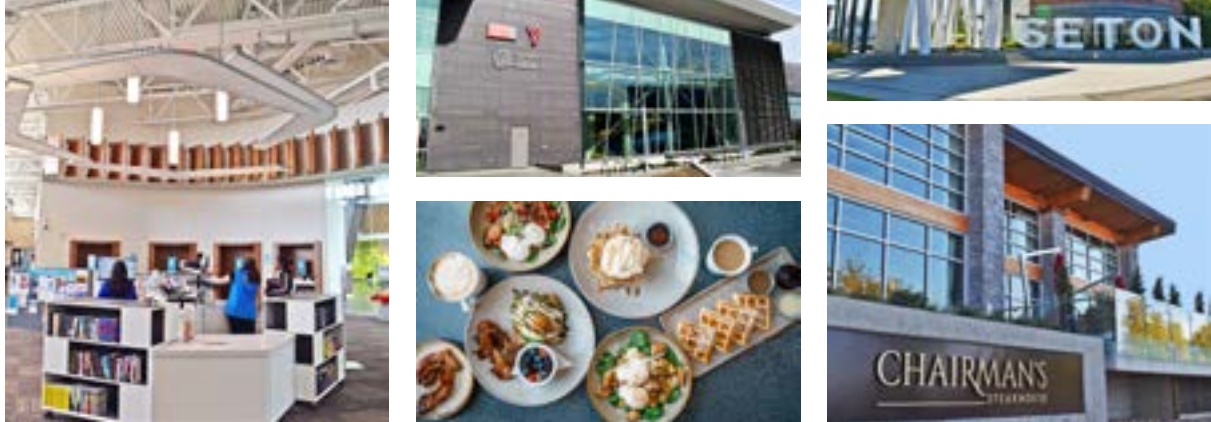
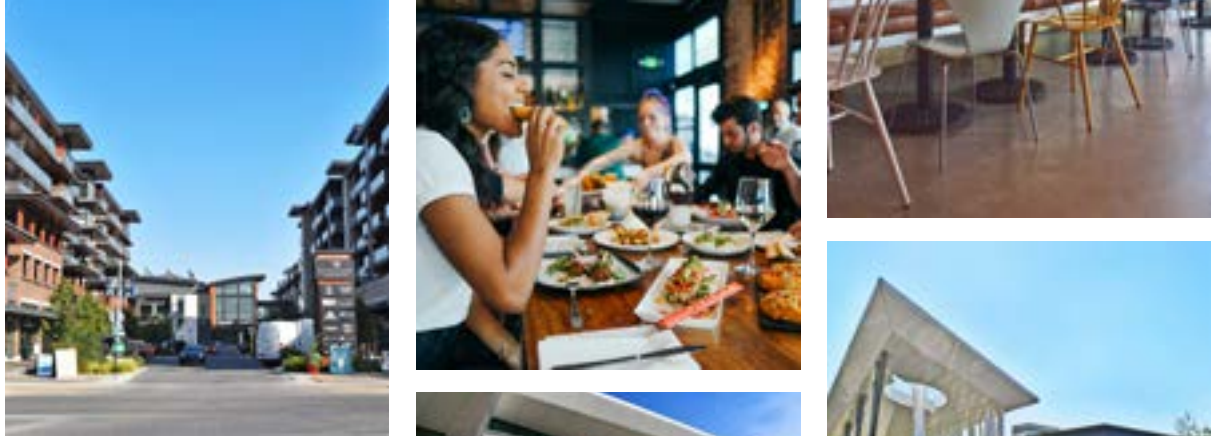
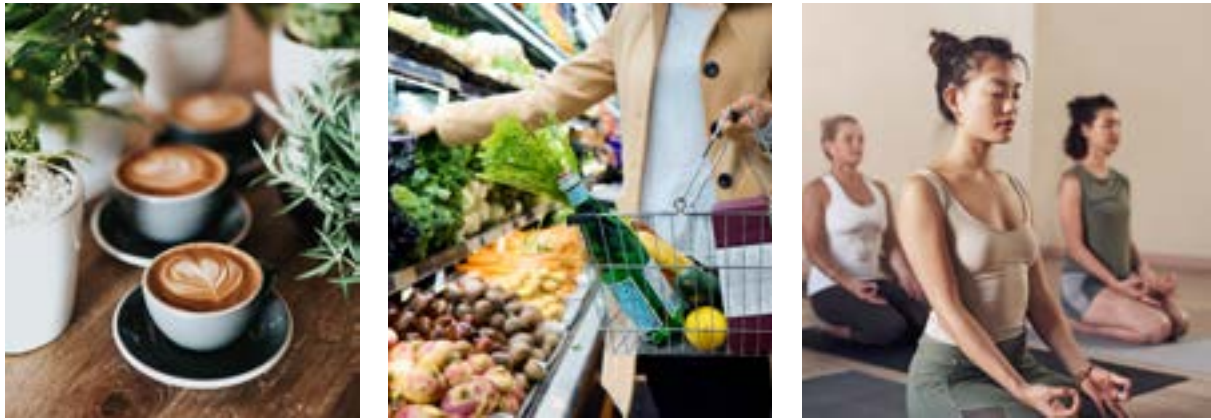
Proposed schools & community space

Rangeview offers dedicated space to allow for the following future opportunities:

Community Space: A community gathering space will be incorporated in the site design, to provide residents with a place to come together and connect.

Schools: The area of Rangeview plans for three separate school sites including a CBE middle school in the northeast corner of the community. Kids can walk to school on tree-lined pathways safely separated from daily commuters. Residents will also find several Catholic, CBE, daycare, and private school options, ranging from elementary, middle, and high school, all within a 10-minute drive.





In Your Backyard

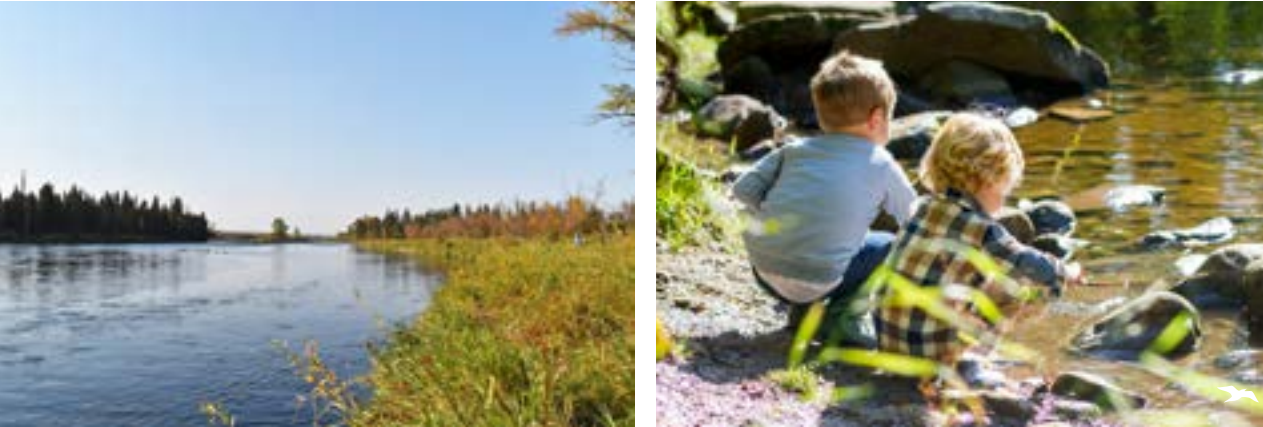
PARKS

The parks in Rangeview

Rangeview will have **9 unique parks** throughout the neighbourhood, all named after different bird species native to the area. The parks are deliberately scattered throughout the community and connected through the tree-lined pathway system. No matter where your home is located, a park space is close by.

The pathways in Rangeview

- Tree-lined pathways** that separate you from traffic, making evening walks more peaceful and safe.
- Details that matter:** Crosswalks have been upgraded with pavers and concrete finishes, providing residents with an elevated experience as they enjoy their neighbourhood pathway system.
- Connected to nature:** Rangeview's pathway sytem means walking and biking to the Bow River can be a part of your daily routine.



Home Styles

Find a home to fit your lifestyle



Townhouse

Townhomes are single-family homes that share walls with other independently-owned homes in a purpose-built complex. Townhome layouts give you the space associated with a single-family home while having the convenience that comes with condo living, without the fees!



Paired

A paired home is ideal for first-time home buyers looking to enter the real estate market, or great for downsizers who like the affordability of a paired home, but still want the private outdoor space of a single family residence.



Laned

Laned homes are constructed with the garage at the back of the property, detached from the house, which results in a larger amount of front yard space, major curb appeal and more open concept floor plans.



Front Garage

Front garage homes allow you to enter directly into your home from the garage, which is very convenient when hauling items from your car to your home throughout Calgary's ever-changing weather conditions.

*Artist rendering only.

Builders

The builders crafting the homes in Rangeview

Cardel Homes

What started as a small, family-owned business has now flourished into an international company, shaping over 150 communities and building more than 20,000 homes across North America. Cardel retains the best attributes of a family-run business – quick reflexes, a tight-knit management team, and an ironclad dedication to quality and community. 2023 marks their 50th anniversary of building homes and communities.

Excel Homes

At Excel Homes, our mission is simple: to create a home buying experience that delivers the most joy and value to our homeowners. Since we first began in 1988, we've built over 13,000 homes and received over 50 awards for design and industry excellence. That experience has helped develop a refined home buying experience that values your time, simplifies the big decisions, and minimizes any stress that can come with building a new home.

Homes By Avi

Since 1978, we have been putting our customers first by delivering on a promise to maintain a high quality standard in every home we build. Our new home building experts are here to guide you through every phase of your new home journey, from purchase to possession. It takes an experienced team to build a great home, and every Homes by Avi team member is driven to achieve the highest level of customer satisfaction, one home at a time, for you.

Truman Homes

For over 35 years, Truman has been building properties of exceptional quality and distinguished craftsmanship in Calgary and surrounding areas with the core belief that everyone can Live better.® Our vision is to make this a reality by challenging ourselves year after year to raise the industry standard through; innovation, quality and value. This has enabled us to enrich the lives of families we touch on so many levels as we build for you.

Architectural Design

Standout from your neighbour

Modern timeless exteriors on homes so your community ages gracefully – just like you.

In Rangeview, the exterior of all homes will be based on traditional architectural styles that showcase either a modern or classic take on each. The styles will be broad and will allow for diversity and individuality. These styles include Craftsman, Prairie, Farmhouse, Brownstone, International, Scandinavian, or Urban. Blending modern and classic architectural renditions will allow you to choose a unique home that suits your needs.



Prairie

- Low, sloped hip roof lines
- Simple trims
- Smooth masonry finish
- Horizontal elements
- Strong vertical wing walls
- Large windows in consistent configurations
- Large heavy columns
- Single storey wings or box-outs
- Contrasting wall materials



Craftsman

- Low sloped open gable roof lines
- Multiple gable roof lines
- Repetitious window patterns
- Accent material in gable ends
- Full or wrapped porches
- Simple bracket or beam details
- Simple square column



Farmhouse

- Gabled roof lines
- Simple trims
- Simple bracket details
- Shed roof line features
- Large windows in consistent patterns
- Board and batten features



Brownstone

- Steep pitched repetitive gables (Min. 10/12)
- Small eaves (Max 12")
- Masonry front entry walls
- Uniform steps or porches
- Stacked floor plates
- Repetitious window patterns
- Clean trim detailing
- Horizontal banding
- Brick finish and base



Scandinavian

- Gabled roof lines
- Simple trims
- Buttress walls
- Shed roof line features
- Large windows in consistent patterns
- Board and batten features
- Wood tone features
- Zero overhang
- Symmetrical a-frame form



International

- Flat roofs
- Windows flush with outer walls
- Asymmetrical facades at 90 degree angles
- Glass, steel and cast materials
- Natural colour palette
- Radically simplified forms



Urban

- Steep pitched or single angled roof lines
- Flat roofs
- Large expanses of window glazing
- Unusual window configurations
- Clean trim detailing
- Varied eave overhangs

GENSTAR
BRINGING LAND TO LIFE

"Our vision has always been to stand out from the crowd" - FRANK THOMAS, Chief Executive Officer

At Genstar Development Company, our legacy is obvious. It's on the ground in the hundreds of communities that we have created since 1950 all across Canada and the United States - and it's a legacy we're tremendously proud of.

We work very hard to ensure that we have a positive reputation and strong working relationships with our suppliers, contractors, consultants, government officials, builders, other developers, joint venture partners and investors alike. Our goal is to capitalize on our past by continuing to replenish our land base in both traditional suburbs as well as other forms of real estate investments. We feel more prepared than ever to meet the challenges ahead, and we look forward with excitement. Clearly, Genstar's best years have yet to come and Rangeview is a key community in our portfolio that we look forward to watching flourish.

Award winning communities, built for life

In 2022's 'Battle of the Burbs' conducted by CBC Calgary, Calgarians voted on which suburb is the best in the city. 6 Genstar communities finished 1st and 2nd in their quadrant.

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|---------------------|---------------------|---------------------|
| ▶ #2 Lake Chaparral | ▶ #2 Evanston | ▶ #1 Oakridge |
| ▶ #1 Coventry Hills | ▶ #1 Lake Bonavista | ▶ #1 Silver Springs |

When you buy a home in a Genstar community, you're getting Genstar's commitment to ongoing excellence.



Disclaimer: Conceptual maps, renderings, and images are subject to change. The information in the brochure is for general purposes only. The developer reserves the right to change this information without notice. E & OE.

