

# UPPER VISTA

THE LAKEVIEW RESIDENCES  
ON DODDS LAKE



INNISFAIL, ALBERTA

*Redefining  
Lakeside Living*



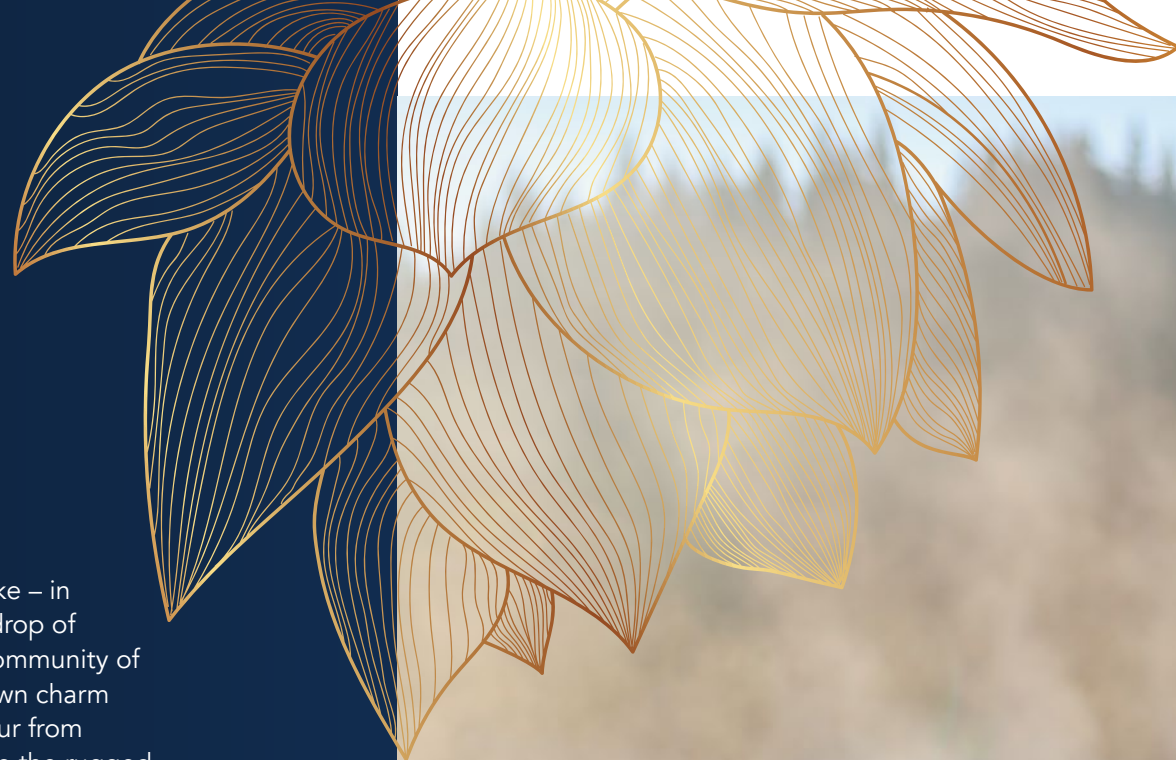


REDEFINING LAKESIDE LIVING

# LUXURY LIVING LAKESIDE

Imagine living on the shores of beautiful Dodds Lake – in picturesque Innisfail, against the magnificent backdrop of Alberta’s Parkland Region. Here you’ll discover a community of limitless luxury and beauty, surrounded by small town charm just twenty minutes from Red Deer, less than an hour from Calgary and just over an hour from Edmonton. Here the rugged mountains of Banff, Jasper’s sparkling glaciers, and Lake Louise’s turquoise waters are all within reach.

This master planned community offers 127 acres of inspired home designs including two-storey bungalows, bungalofts and low-rise condominiums. This is a year-round community that offers all the advantages of resort living lakeside.







REDEFINING LAKESIDE LIVING

# VIEWS THAT CAPTIVATE AND ENCHANT

Upper Vista Lakeview Residences will offer residents all-season, resort-inspired amenities with breathtaking views of Dodds Lake and unobstructed sunsets.

Wake to the sound of lapping waves and step from your front door to find upscale restaurants, casual eateries, cafes, retail shops, markets, live entertainment, and more along the almost 2 km of boardwalk that surrounds the community with a vibrant piazza at its heart.







REDEFINING LAKESIDE LIVING

# FOUR MAGICAL SEASONS OF EXCITING LIVING

The charm of every season is showcased in an active and fulfilling lifestyle at Upper Vista Lakeview Residences.

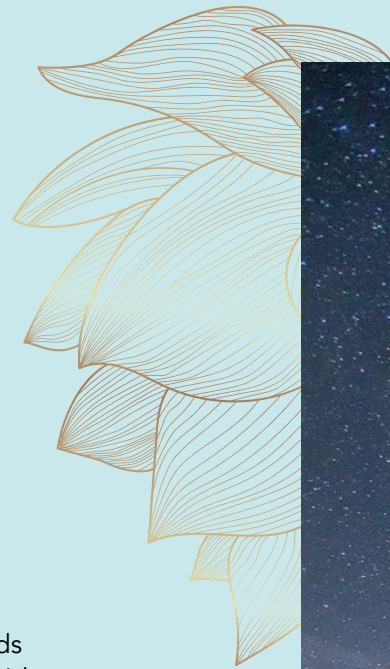
Hot summer days are quenched by the cool waters of Dodds Lake where swimming, paddling, canoeing and fishing provide endless fun.

As the summer fades and autumn transforms the trees into a canvas of colour, you will enjoy hiking, biking, antiquing, and golfing just minutes from your door.

Winter is a wonderland of beauty and activity in Innisfail – skate on the lake, snowmobile, cross country and downhill skiing, tobogganing, and snowshoeing make the cold months ideal. With Banff just two-hours away, and Lake Louise just three, a ski trip to Canada's most famous mountains can be a terrific day trip.

Icy days give way to the warmth of spring as the first flowers break through the soil and Innisfail starts to thaw.

Local attractions and the many outdoor activities available tease Innisfail residents from their homes, as spring's warmth signals new possibilities for adventure.



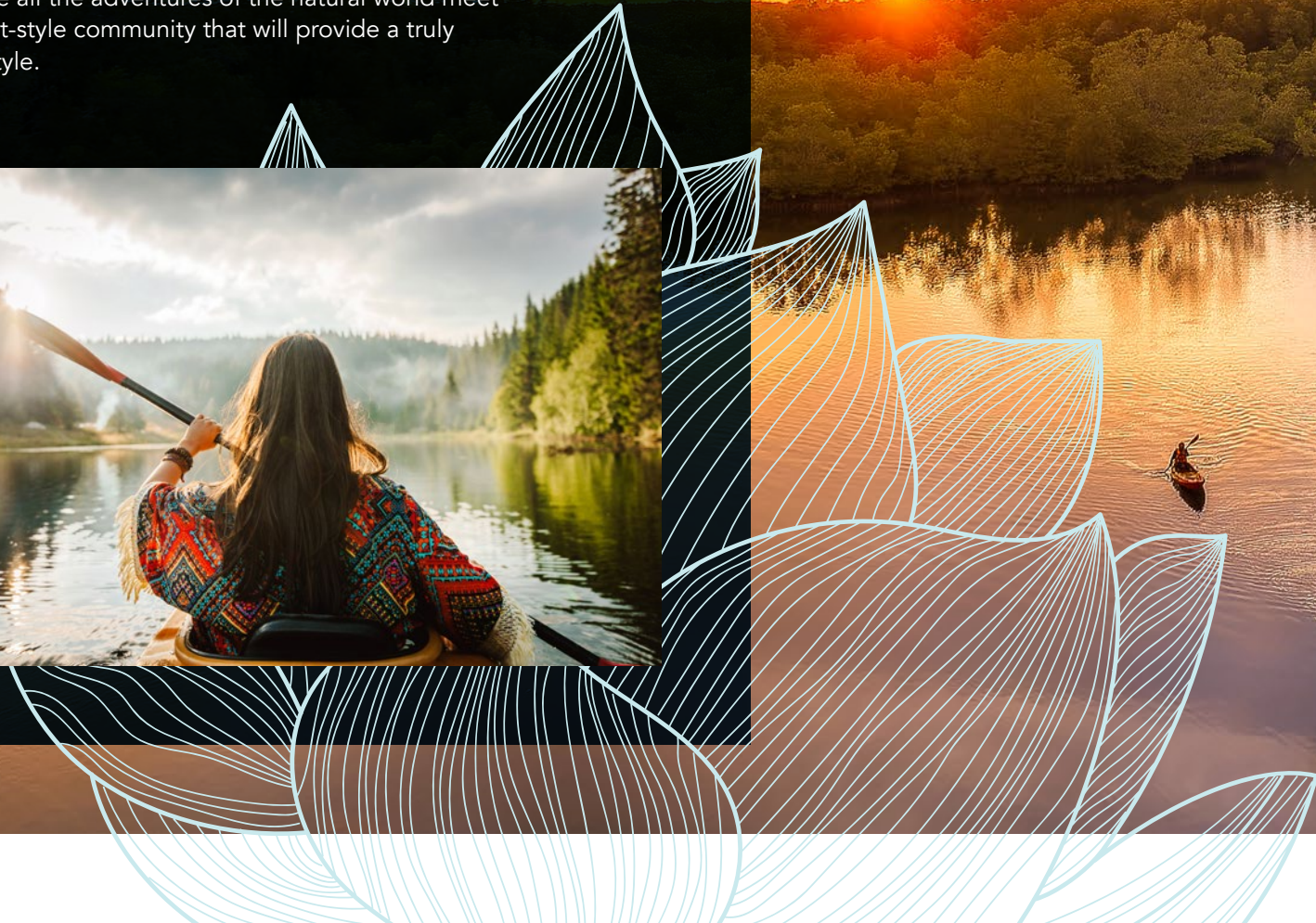




ACTIVE LIVING

# THIS IS LIVING!

Upper Vista Lakeview Residences will redefine waterfront living in Innisfail, where all the adventures of the natural world meet a luxurious resort-style community that will provide a truly remarkable lifestyle.



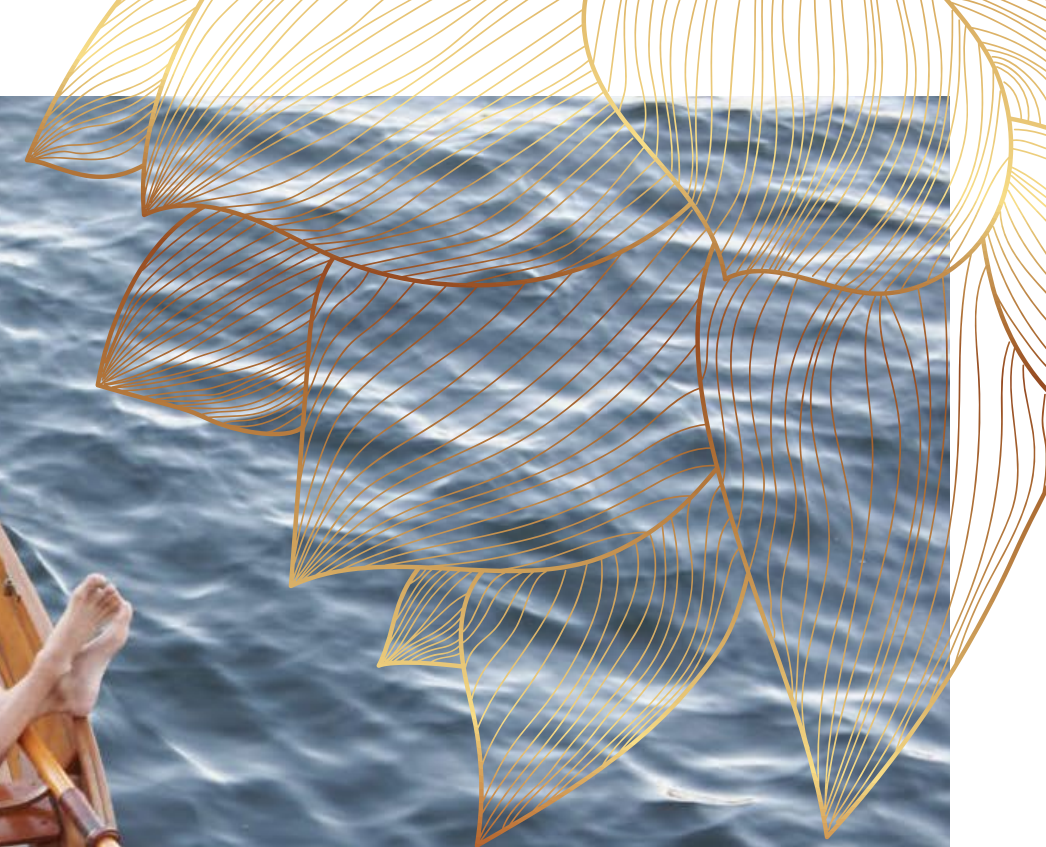




ACTIVE LIVING

# YOUR BACKYARD AWAITS!

When you live lakeside, you can enjoy all the advantages of Dodds Lake just steps from your door! Enjoy alfresco dining on the water, a coffee along the boardwalk, a refreshing swim, an invigorating paddle, or hike or bike the trails - the splendour of the lake is yours to enjoy!







DISCOVER INNISFAIL

# A HAVEN FOR GOLFERS!

## INNISFAIL GOLF CLUB

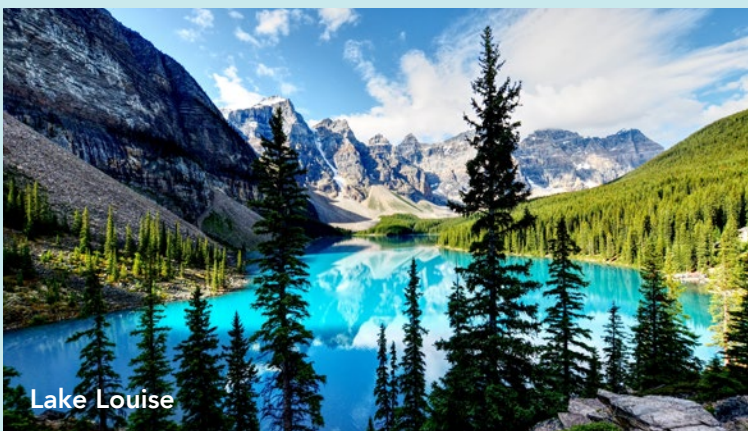
Located just 4-minutes from Upper Vista, the Innisfail Golf Club, one of the top clubs in the province, offers 27 challenging and scenic holes. Three prestigiously crafted and masterfully maintained 9-hole golf courses (Aspen, Hazelwood, and Spruce) offer unique challenges for every type of golfer. With four tee box options and different rotations each and every day, the Innisfail Golf Club provides golfers of every ability the opportunity to enjoy Central Alberta's top conditioned golf course. With a new Clubhouse with restaurant, Pro Shop and practice facilities, Innisfail Golf Club has been designated one of the three top courses in Alberta.







Calgary



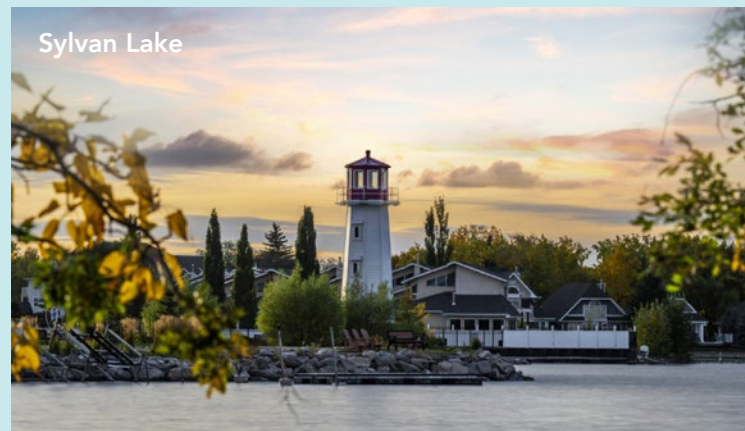
Lake Louise



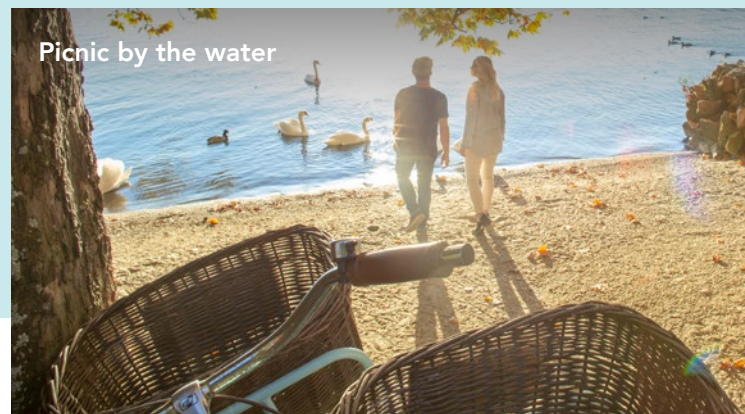
Banff



Jasper



Sylvan Lake



Picnic by the water



DISCOVER INNISFAIL

# LOVING THE SMALL-TOWN LIFE WITH BIG CITY AMENITIES!

Its location just 20 minutes from Red Deer and less than an hour from Calgary makes Innisfail the perfect hometown.

- 20 minutes to Sylvan Lake
- 1.5 hours to Edmonton
- 20 minutes to Red Deer
- 2 hours to Banff
- 55 minutes to Calgary
- 3 hours to Lake Louise





DISCOVER INNISFAIL

# HOME OF THE GREAT OUTDOORS

With so many local attractions, Innisfail is a terrific place to enjoy the great outdoors! Here are some of the most popular ones.



## POPULAR CAMPSITES

There are a number of beautifully equipped campgrounds within a short drive of Innisfail.

### ANTHONY HENDY CAMPGROUND

Located on the northwest corner of town, where 56 Street intersects Lakewood Drive (formerly Highway 54), the Anthony Henday Campground is a comfortable and accommodating place to relax and get back to nature. Spend some time with your friends and family away from all the distractions of everyday life

### GLENIFFER LAKE RESERVOIR GROUP CAMPING

Located in Bowden, just 30 km west of Innisfail. This 75 site campground is a great spot for swimming, canoeing and fishing.



## RODEOS

### DAINES RANCH PRO RODEO

Less than 10 minutes away from Upper Vista Lakeview Residences, each year, Daines holds a rodeo that includes all the traditional events. It attracts rodeo competitors throughout Alberta who vie for the top spot in such events as steer wrestling, bull riding, team roping and more, paying out close to \$90,000 in prizes.



## SKIING

### INNISFAIL SKI HILL

Two-minutes away, Innisfail's Ski Hill is situated on a northern facing hill, located on the west side of Innisfail. The ski hill backs onto Mud Lake and the Innisfail Golf Course. Offering six main runs; two beginner, three intermediate and one with a rail park as well as several small side trails through the trees, a bump track, and an earth dug half pipe.



## RIVER FLOAT

### RED DEER RIVER

Located just west of Innisfail at the Innisfail Bridge, River Float is a unique opportunity to see and experience the area. You can spend the day floating on the water, at your leisure along the Red Deer River, with lots of interesting places to see along the way.



## FARMERS' MARKET

### INNISFAIL FARMERS' MARKET

Running May- Sept The Innisfail Farmers' Market is an opportunity to buy fresh local produce and food every Thursday during the spring, summer and fall months. Enjoy farm to table produce, home baked treats and interesting one-of-a-kind products from talented crafter.



## WILDLIFE PARK

### DISCOVERY WILDLIFE PARK AND CAMPGROUND

This exciting venue offers the opportunity to learn and see wildlife in a variety of experiences designed to create lasting memories. The park offers education, camping and a playground as well as numerous tours and treks with experienced guides.



Located in the truly stunning backdrop of Alberta's Parkland Region, Innisfail is a picturesque, all-season resort community. Here, in the rolling foothills of the Rocky Mountains, Innisfail is surrounded by natural beauty. From breathtaking water views of Dodds Lake to lush green forests, tranquil streams and abundant wildlife, Innisfail offers small-town charm just 20 minutes from Red Deer.

A wide-angle landscape photograph of a river at sunset. The sky is filled with soft, golden light and scattered clouds. The sun is low on the horizon, casting a warm glow over the scene. The river's surface is calm, reflecting the sky and the surrounding greenery. On the right bank, there is a dense forest of lush green trees. In the middle of the river, three kayakers are visible, each in their own kayak, moving towards the right. The overall atmosphere is peaceful and scenic.

# DISCOVER INNISEFAIL.





REDEFINING LAKESIDE LIVING

# AND JUST TWENTY MINUTES AWAY...

Located just 20 minutes away from Innisfail, Red Deer is a thriving city of 101,000 people positioned about halfway between Calgary and Edmonton. This sizeable town offers lots of options for shopping, dining and entertainment. It's also a vital employment hub for people living in Innisfail.

## NEW HIGH-SPEED TUBE

A new High-Speed Tube is set to run between Edmonton and Calgary in only 45 min, with a Red Deer stop in the middle.

The location of the High-Speed Tube stop in Red Deer will have an incredible impact on Innisfail – making it a viable choice for commuters from both Edmonton and Calgary seeking more affordable housing.



**Proposed Hyperloop**  
CALGARY TO EDMONTON IN 45 MIN







REDEFINING LAKESIDE LIVING

# WORLD-CLASS EDUCATION

The University of Alberta has always been at the forefront of what is now AI and machine learning (ML). From launching Canada's 1st computing science department (April 1, 1964) to ranking #3 globally for the past 25+ years, to being named 1 of 3 of Canada's national AI hubs.

Many other well-respected universities and colleges throughout Alberta make it one of the country's smartest provinces!



## PETROLEUM ENGINEERING

#1 IN CANADA  
#8 GLOBAL

## NURSING

#1 IN CANADA  
#9 GLOBAL

## ENVIRONMENTAL SCIENCE & ENGINEERING

#1 IN CANADA  
#10 GLOBAL

## CHEMICAL ENGINEERING

#1 IN CANADA

## INSTRUMENTS SCIENCE & TECHNOLOGY

#1 IN CANADA

## CHEMISTRY

#2 IN CANADA

## FOOD SCIENCE & TECHNOLOGY

#2 IN CANADA

## AGRICULTURE SCIENCE

#2 IN CANADA

# \$70M

PROMISED BY THE PROVINCE OVER 3 YEARS

TO EXPAND MORE THAN 20 PROGRAMS AT POST-SECONDARY INSTITUTIONS WITHIN EDMONTON





REDEFINING LAKESIDE LIVING

# SPORTS ATTRACTIONS 01/02

## EDMONTON ROGERS PLACE

As the largest open-air stadium in Canada and a venue that has hosted superstars like David Bowie and Beyonce, Commonwealth Stadium has entertained Alberta fans since 1974. Just over an hour's drive from Innisfail, residents at Upper Vista have a great opportunity to catch an Edmonton Elks (CFL) game or any number of attractions that appear throughout the year.

## CALGARY MCMAHON STADIUM

Since 1960, The Calgary Stampeders have called McMahon Stadium home. The stadium has been upgraded several times and now has a capacity of 34,638.

McMahon has been the site of five Grey Cup contests — in 1975, 1993, 2000, 2009, and 2019. Other events that have taken place at the stadium over the years include a visit by Queen Elizabeth II in 1990, the opening ceremonies of the 1997 World Police/Fire Games, the 2011 NHL Heritage Classic, Lilith Fair and many other concerts featuring such acts as the Beach Boys, Bob Seger, Chicago, the Doobie Brothers, the Eagles, Supertramp and Alabama.







REDEFINING LAKESIDE LIVING

# SPORTS ATTRACTIONS 02/02

## EDMONTON

### COMMONWEALTH STADIUM

Home to the Edmonton Oilers, Rogers Place is a world-class venue that accommodates up to 20,000 fans. It's the venue of choice for live entertainment in Western Canada, including concerts, festivals, and other major sporting events. Located less than an hour and half from Upper Vista Innisfail, Rogers Place is an easily accessible venue for an evening or afternoon entertainment.

## CALGARY

### SCOTIABANK SADDLEDOME

Less than an hour from Upper Vista Innisfail, the Scotiabank Saddledome is where the Calgary Flames light their fire! With seating for just over 19,000 the Saddledome is a popular venue for Flames games, concerts and private events. It offers 72 luxury suites as well as six rentable party suites.





# PHASE ONE

The homes at Lakeview Residences have been designed for contemporary, active living where every convenience has been woven into each carefully curated plan.

**STARTING FROM THE HIGH \$200's**

101 Freehold 2-Storey, and Bungalow Townhomes



 LIFE IN PERFECT BALANCE





UPPER VISTA INNISFAIL

# LOOKING FOR RELAXATION OR FEELING ADVENTUROUS, YOU DECIDE.

Whether you're seeking adventure or want to escape the daily grind, look no further than Upper Vista Innisfail Lakeview Residences! The natural wonders surrounding Innisfail provide residents with a peaceful retreat with breathtaking landscapes. Or if that's not your thing Alberta is the perfect destination for adventure seekers and nature enthusiasts alike!

## SO, WHAT ARE YOU WAITING FOR? GET OUTSIDE AND START EXPLORING TODAY!





ACTIVE LIVING

# SITE FEATURES/ AMENITIES

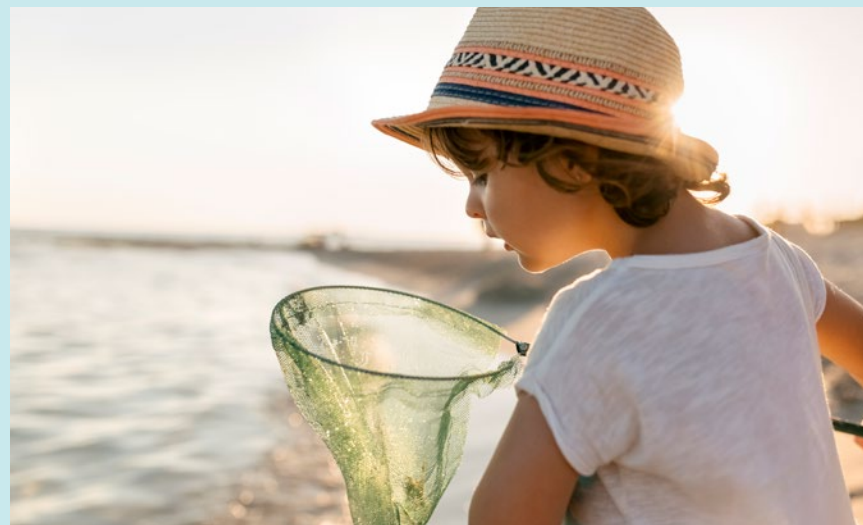
## Amenities:

- Boardwalk
- Waterfront Restaurants
- Retail Shops
- Nature Preserve Trails
- Courtyards
- Boat Launch Zone
- Boat Docks
- Picnic/BBQ Area
- Childrens Play Zone
- Dog Park
- Bocce Court

## Main Club House:

- Pool
- Sauna
- Fitness Centre
- Yoga Studio
- Meditation/ Somadome Room
- Party Room
- Golf Simulator
- Coffee Lounge
- Outdoor Lounge with Fire Pits

and more...







THE LAKEVIEW RESIDENCES

# CURATED TO YOUR CONTEMPORARY STYLE

## THE DEVELOPMENT

- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program plan)

## THE GARAGE

- Rear detached double or single car garage (As per specific model)
- Attached garage (As per specific model)
- Concrete apron
- Flat panel steel passage door
- Insulated steel overhead garage door
- Two pot lights & one carriage light

## THE HOMES

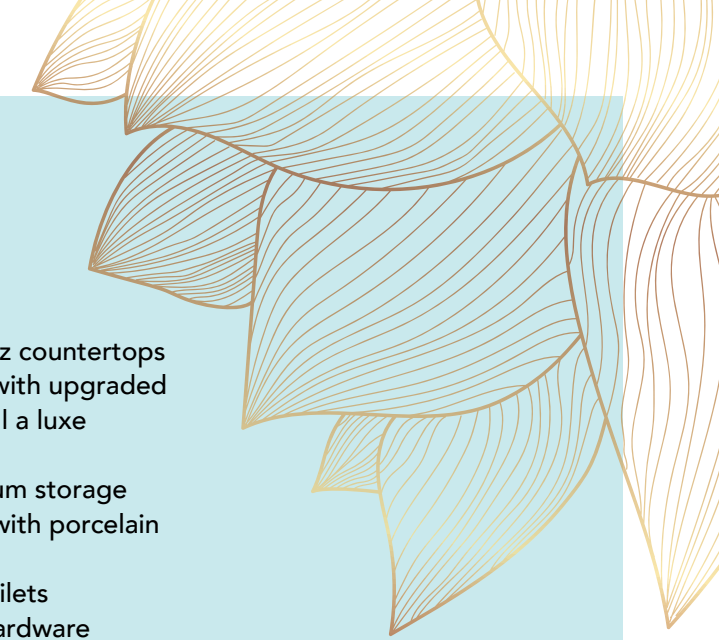
- Beautifully appointed interiors by our interior design and decor team with a choice of timeless interior colour schemes
- Contemporary imported high gloss ceramic floor tile, with custom set full height kitchen backsplashes
- A choice of high-quality luxury wide plank flooring with acoustic underlay throughout main living area
- In-suite technology featuring integrated wiring, TV / Telephone connections in principal areas
- Convenient and ultra-quiet in-suite Front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve, and an easy access lint trap (only as required)
- Brilliant lighting: stay illuminated with our hand-picked energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings.
- Closet shelving and storage shelving (as per plan)
- Complete security system rough-in for keypad and motion (rough-in only)
- Hardwired carbon monoxide and smoke detectors
- G.F.I. Protected electrical outlets in bathrooms
- Approximately 8-9ft ceilings throughout, featuring energy saving high performance windows

## THE BATHROOMS

- Eased edge polished Quartz countertops
- Modern square edge tubs with upgraded contemporary tiles to reveal a luxe spa atmosphere
- Vanity designed for maximum storage
- Chrome plumbing fixtures with porcelain undermount sink
- Porcelain comfort height toilets
- Contemporary bathroom hardware and accessories
- Environmentally conscious water fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being

## THE KITCHENS

- Contemporary kitchen cabinetry design
- Floor to ceiling ergonomic contemporary kitchen cabinetry; textured finishes, accented by soft close door and drawer hardware plus integrated storage
- Contemporary polished Quartz hard surface eased edge countertops
- Under-mount double bowl sink with industrial high arc single lever pull out faucet
- Contemporary full height tile kitchen backsplashes
- Contemporary full height door hardware as per selections
- For the chef; stainless steel energy saving appliances (fridge, oven, glass-top stove, dishwasher, hood fan / microwave OTR)







THE LAKEVIEW RESIDENCES

# OPPORTUNITY IS KNOCKING

Here is an opportunity to invest in a residential property in a highly desirable location in Alberta that is ideal for your primary residence, vacation residence, or investment property for rental.

The homes at Upper Vista Lakeview Residences are ideal for income generating AirBNB or Vrbo when not in use, helping you offset the carrying costs

Upper Vista Lakeview Residences is the first master planned community of its kind. With a high demand for housing in the area together with a viable commuting distance from Red Deer and Calgary, Upper Vista Lakeview Residences is the ideal investment. The residential vacancy rates of 4.68% in Innisfail are among the lowest in central Alberta because inventory is scarce due to a lack of development. Combine this with the rapidly gentrifying area with a growing population of younger, wealthier buyers and renters who place an even greater demand for housing.

## HHHA

With a lifestyle destined to be the envy of all, residents of Upper Vista Lakeview Residences will enjoy happy, healthy, high-end, affordable living.

## WHY ALBERTA? WHY UPPER VISTA LAKEVIEW RESIDENCES?

### A Growing Population

With 8.3% population growth and increased migration numbers (465.6%) forecast for 2023 impacting the housing market - both from a rental income or equity growth/resale vantage point.

Upper Vista Lakeview Residences is poised to take advantage of this meteoric population growth by fulfilling the demand for housing within commuting distance of larger employment hubs, eg. Red Deer and Calgary. envy of all, residents of Upper Vista Lakeview Residences will enjoy happy, healthy, high-end, affordable living.

## LOW COST OF LIVING

Costs of living in Alberta is among the most affordable in Canada, particularly for housing, food and transportation. enjoy happy, healthy, high-end, affordable living.

## HIGH PAYING JOBS

An increase in high paying jobs within the province is fueling a significant demand for good housing, for example:

- The clean technology sector is poised to create 170,000 jobs and contribute \$61 billion to gross domestic product by 2050 in Alberta alone
- Silicon Prairie - The Alberta Technology and Innovation Strategy seeks to create 20,000 new jobs for Albertans by 2030
- Amazon 's cloud division, plans to invest \$4.3 billion through 2037 to open a second Canadian cloud computing server hub in the Calgary area that will serve its growing number of customers in Western Canada.
- High percentage of government employees with stable incomes
- AI research at the UofA and Amii is fuelling growth in jobs in the field of artificial intelligence
- A \$100B opportunity: Alberta could emerge as Canada's first hydrogen energy hub, report says (Financial Post) 'Potential in terms of jobs and royalties to be a game changer for Albertans'

## LOWEST OVERALL TAXES

- 0% sale tax
- 0% payroll tax
- No health premium
- 5% fuel tax







UPPER VISTA INNISFAIL

## LIFESTYLE

Did you know that people actually live longer in small towns than big cities? It's not that surprising. No traffic, no line-ups, no headaches getting from here to there - all that stress adds up! Innisfail is the perfect lifestyle. All the advantages of a small, village-like town with its slower pace, yet just a 20-minute drive to bustling Red Deer and just 55 minutes to Calgary and 1.5 hours to Edmonton.

Plus, with the new Hyperloop stop in Red Deer, Innisfail is ideal for commuters.







THE LAKEVIEW RESIDENCES

## WHY BUY AT UVI

01

### UNDENIABLE ECONOMIC FACTORS

A perfect trifecta of rapid population growth, strong economic forecasts and incredibly low tax rates.

02

### HIGH-SPEED HYPERLOOP

Calgary to Edmonton in 45 min.  
Making Innisfail a viable choice for commuters from both Edmonton and Calgary seeking more affordable housing.

03

### ONLY 5% OF HOMES BUILT AFTER 2011

95% of dwellings are older creating an increased demand for new product.

04

### FORCED APPRECIATION

A thriving master-planned community with future multiple releases

05

### SCARCE INVENTORY FOR RENTALS OR REALES

Desperate for inventory, the municipality of Innisfail has been forced to build homes to relieve the pressure.

06

### AFFORDABLE COST OF ENTRY

Investors can immediately realize positive cash flow with minimal down payments

07

### INVESTOR FRIENDLY – 6% Rental Guarantee

Cash Flow Positive  
No Land Transfer Tax  
No Foreign Buyer Tax

08

### CURRENTLY LESS THAN 10 UNITS AVAILABLE FOR RENT

Ideal location for a rental home with high earning potential. (Airbnb or VRBO)

09

### EXCEPTIONAL WATERFRONT LIVING

Located on the shores of Dodds Lake – offering a truly incredible lakeside living experience. Perfectly situated, nestled between beautiful lakes, trails, and golf courses.

10

### MAGNIFICENT NATURAL ATTRACTIONS

The rugged mountains of Banff, sparkling glaciers of Jasper, and turquoise waters of Lake Louise all within reach.



## GOLF

Rated as one of the best courses in the province, Innisfail Golf Club was established in 1924. This Bill Robinson-designed course is located at 6080 Lakewood Drive in Innisfail.



## SKI

Situated on a northern facing hill, located on the west side of Innisfail, the ski hill backs onto Mud Lake and the Innisfail Golf Course. Offering six main runs; two beginner, three intermediate and one with a rail park as well as several small side trails through the trees, a bump track, and an earth dug half pipe.

Other ski destinations within a 2-hour drive include:

- Canyon Ski Resort, Red Deer
- Snow Valley Ski Club, Edmonton
- Rabbit Hill Snow Resort, Edmonton
- WinSport Ski Area, Calgary





# FESTIVALS / ENTERTAINMENT

The Town of Innisfail hosts the following festivals and events each year:

- Family Day Festivities
- Green and Clean – Challenge Community Clean-Up
- June 30th Fireworks
- Water Warz
- Christmas Tree Lighting

And works with sponsors on:

- Community Awards Program
- Market on Main Farmer's Market
- Canada Day
- Hillside Vibes Music Festival
- Innisfail Festival of Trees
- Rodeo Parade
- Innisfail Lantern Festival
- Innisfail Pride
- Weekend of Wheels Car Show

FOR A SMALL TOWN, THERE'S A LOT GOING ON IN INNISFAIL!

# CAMPSITES

Whether you're glamping or camping, Innisfail has numerous outdoor experiences to enjoy. Hike the trails adjacent to our lakes or camp within town limits – nature is never too far away in Innisfail.

- Anthony Henday Campground  
56 Street and Lakewood Drive
- Discovery Wildlife Park  
5200 42 Avenue
- Gleniffer Lake Reservoir  
Hwy 54 and Cowboy Trail





## BIKING / HIKING TRAILS

A system of paved and natural trails links the entire town with a 20 km trail network, which provides recreational trails for walking, jogging, bicycling, in-line skating, and cross country skiing.

The Napoleon Lake Trail is an unpaved trail that runs 1.6 km from entrance to exit (around the lake). From the exit, if you travel around the park and back to the entrance, the full distance is 2.5 km.



## WILDLIFE / BIRD WATCHING

Whether you're an experienced birder or a novice, there are numerous bird-watching tours and groups available in Innisfail.

One of the most popular spots for birding is The Innisfail Natural Area, a protected wetland that is home to many species of birds, wildlife, trees, even frogs! It's just outside of town and it's the perfect spot to enjoy Innisfail's beautiful natural area.