

ELEVATED LIVING



The Slopes
SYLVAN LAKE



YOUR
SANCTUARY
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SYLVAN LAKE'S WARMTH ONLY STARTS AT ITS WATERS

With its welcoming waters and carefree demeanour, Sylvan Lake is one of Alberta's most popular recreational getaways for aficionados of fun in the sun.

Bearing all the hallmarks of a quaint lakeside community – docks and waterslides, water sports outfitters and bathing suit shops, boutique cafés and restaurants, a large waterside chateau imbued with marine character and a relaxed, fun-loving attitude that's impossible to resist – the Town of Sylvan Lake is an easy 90-minute drive from Calgary or Edmonton and just 15 minutes from Red Deer.

Spanning approximately 43 sq km, Sylvan Lake's warm waters accommodate a vast array of summertime activities...swimming, waterskiing, wakeboarding, fishing, jet skiing, canoeing, kayaking, motor boating and more. When the lake freezes over, locals and visitors pursue pastimes such as pleasure skating, speed skating, snowmobiling, cross-country skiing and ice fishing.

As sun and fun seekers converge from Calgary to the south, Edmonton to the north and Red Deer to the east, bustling city melts away into rolling prairies, which melt away in turn to the scintillating waters of Sylvan Lake.

What most of them notice first about Sylvan Lake is its unhurried, easygoing character, and folks will tell you that its fun-loving attitude is among the most powerful draws of this recreational paradise.

Photo by Shannon Carson





The Slopes of Sylvan Lake has all the hallmarks of a great escape...a quiet, upscale sanctuary in the very midst of one of the province’s great recreational playgrounds. The company behind the community’s carefully crafted vision – Belterra Land Company – is driven by a single, inflexible goal: “Make it extraordinary!”

As much as it responds to the beauty of its surroundings, The Slopes of Sylvan Lake is a thoughtful response to Lacombe County’s forward-looking vision for sustainable new development that respects and protects Sylvan Lake, while allowing people to fully enjoy it.

The development of the Area Structure Plan (ASP) was itself a response to public demand to create active and vibrant communities that surround Sylvan Lake.

Recognizing its potential for the development of a distinctive community perfectly aligned with the County’s goals, Belterra Land Company and Longview Planning have worked painstakingly to craft a compelling master plan for The Slopes’ 49 acres.

‘Elevated Living’ is the perfect description for both the land and for Belterra’s approach to developing it. It really emphasizes the area’s captivating character – its undulating topography and ever-changing elevations. It also underscores what they are planning to create here: a community that raises luxury living at Sylvan Lake to a higher standard.

A CONNECTED COMMUNITY

With a thoughtful and distinctive architectural character that balances historical influences with contemporary style, The Slopes celebrates its connections – to Lacombe County, the Town of Sylvan Lake, the Summer Village of Birchcliff, the lake itself and the natural beauty that forms The Slopes’ fabric.

Belterra regards The Slopes as its first of many high-quality projects in the Sylvan Lake area – “our showcase community,” says Chris Artibello, President of Belterra Land Company. “As one of the first new communities under Lacombe County’s new ASP, The Slopes hopes to set a new standard for development around Sylvan Lake. “We are also determined to honour the commitments to quality that we made during the planning and approvals process.”

Belterra has two projects on the go in the Sylvan Lake area and has been exploring additional opportunities. “We believe in the area – we believe a promising future is being created here – so we are making significant investments to establish ourselves as a long-term partner in the area’s sustainable development.

“With this in mind, we want The Slopes to set a distinctive tone and a commanding precedent. That’s why the community is being planned, built and marketed with an uncompromising commitment to quality.”



THE DEVELOPER’S VISION

- » Create a distinctive community that recognizes and respects its proximity to Sylvan Lake and the Summer Village of Birchcliff
- » Provide a variety of high-quality residential choices (including semi-attached homes, single family homes and custom-built estate homes)
- » Maximize the preservation of natural areas and existing stands of deciduous and coniferous trees
- » Dedicate more than half the land to shared open space with meaningful amenities and regional trail network connections
- » Retain viewsheds (both inward and outward)
- » Uphold Smart Growth principles through a community design based on ‘conservation cluster’ development and an effective transportation and communal servicing infrastructure

YOUR SANCTUARY IN THE SUN

Reflecting the warm natural character of its softly cascading hillsides, The Slopes is an inspiring community of uncompromising quality – an inviting sanctuary with a gentle infusion of lakeside energy.

The Slopes of Sylvan Lake reside near the Summer Village of Birchcliff on Sylvan's northeastern bank – an area pleasantly unspoiled by the heavy development found elsewhere around the lake.

In this quiet location far removed from the demands of day-to-day living, The Slopes has the unmistakable aspect of a quiet, restorative retreat.

Of course, 'sanctuary' should not be confused with 'isolation'. Even as they seek the quietude of sanctuary, most people long for the revitalizing power of reconnection with family, friends and neighbours. The Slopes of Sylvan Lake was designed as much to nurture this sought-after sense of community as it was to provide a soul-restoring retreat.

From the privacy of their luxurious homes, residents step out into a vast walkout of shared space. More than half of the community's 49 acres have been set aside as natural preserves for residents to wander, explore, reflect and reconnect. Two peaceful ponds form the community's centrepiece, and a system of paved trails links The Slopes' residential neighbourhoods to each other, to the ponds and to a broader regional network of established trails. The absence of fenced yards sustains the community's inviting openness.

As you explore its generous open spaces, the community's character changes constantly – from open, airy vistas awash in sunshine at the higher elevations to a more intimate woodland mystique as the property cascades gently toward the lake. To maintain its captivating natural character, The Slopes has been carefully designed to preserve existing stands of pine and weathered poplar.



In its
down-tempo
ambiance, the
community is
exquisitely uplifting.

Whether people are seeking a recreational getaway, a down-tempo sanctuary or both, they're very likely to also expect convenience and accessibility.

'SENSE OF
COMMUNITY'
MEETS 'SENSIBLE
CONVENIENCE'

Within a 30 minute radius of The Slopes are nine of Central Alberta's best golf courses. Two public boat launches – one in the Town of Sylvan Lake and the other at Sunbreaker Cove – are just minutes away. And for supremely convenient storage of boats and RVs, there's a storage facility just one kilometre away.

The community's quiet, retreat-like atmosphere belies the fact that just seven minutes away is the Town of Sylvan Lake and its 1.6-km sand and grass beach, Wild Rapids Water Slide Park, public parks, and an eclectic collection of shops and dining spots. Unlike other developments around the lake, residents of The Slopes will enjoy paved-road access right to their door.

RECREATION AREA

To anchor its spirit of fun, The Slopes includes a park with picnic tables, barbecues, children's playground and multipurpose sport court/skating rink – an open invitation for families to gather and play all year round

SYLVAN LAKE

The recreational energy that pulses on and around Alberta's most popular warm-water lake draws residents toward the water for an endless list of lake activities all year round

CENTRAL PONDS

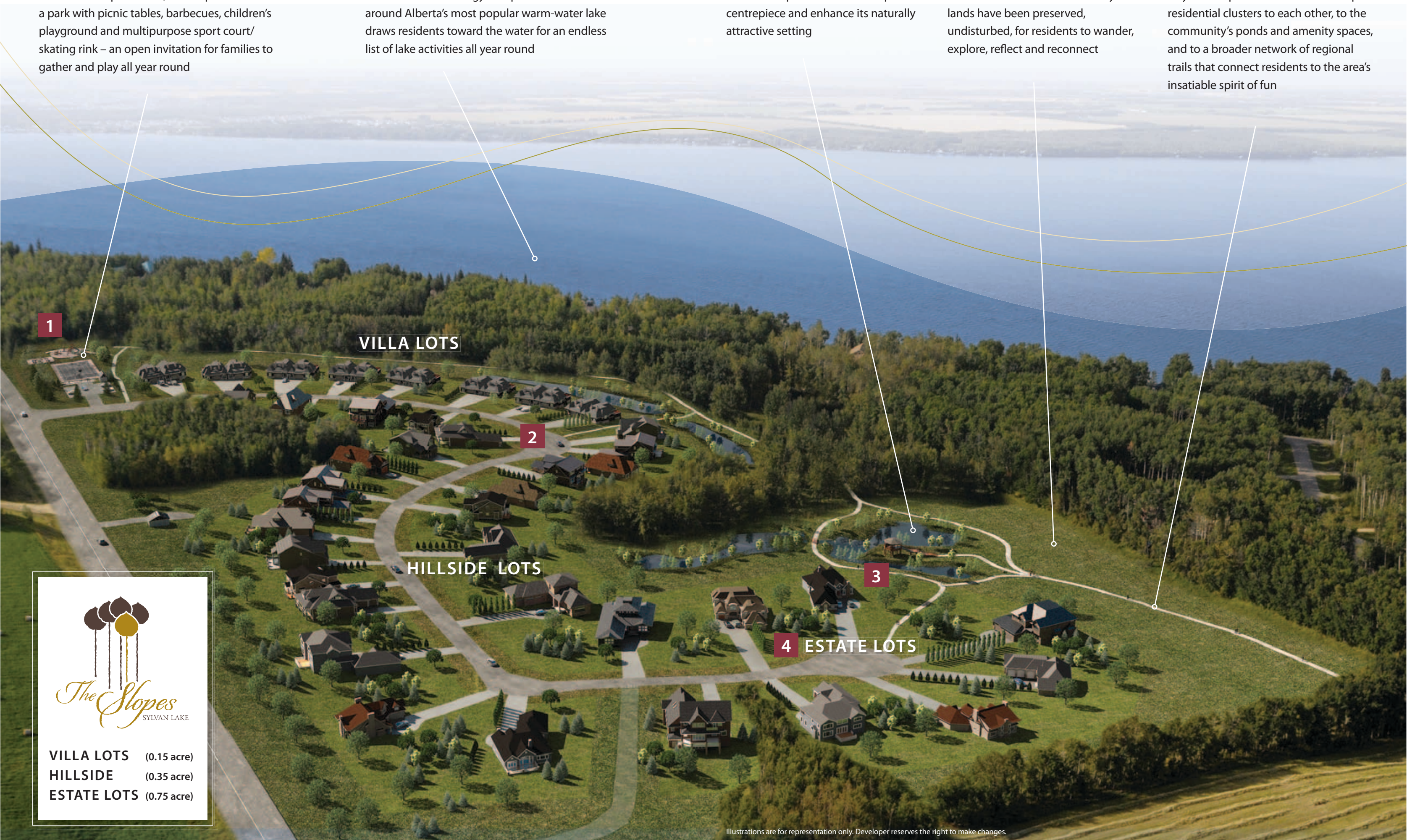
Two serene ponds form The Slopes' centrepiece and enhance its naturally attractive setting

SHARED OPEN SPACE

More than half of the community's lands have been preserved, undisturbed, for residents to wander, explore, reflect and reconnect

COMMUNITY TRAILS

A system of paved trails links The Slopes' residential clusters to each other, to the community's ponds and amenity spaces, and to a broader network of regional trails that connect residents to the area's insatiable spirit of fun



1

VILLA LOTS

2

HILLSIDE LOTS

3

4 ESTATE LOTS



The Slopes
SYLVAN LAKE

VILLA LOTS	(0.15 acre)
HILLSIDE	(0.35 acre)
ESTATE LOTS	(0.75 acre)

Illustrations are for representation only. Developer reserves the right to make changes.



1 RECREATION AREA

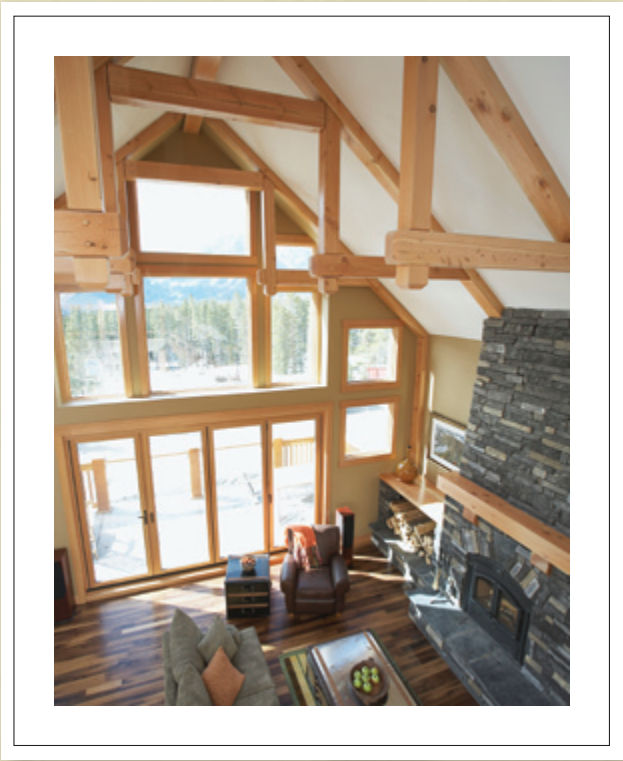


2 VILLA & HILLSIDE STREETSCAPE



3 GAZEBO OVERLOOKING CENTRAL PONDS

With a strong spirit of community and a naturally inspired ambiance that’s easy to embrace, The Slopes of Sylvan Lake is a quiet, restorative sanctuary that celebrates the energetic spirit of the lake it overlooks.



ARCHITECTURAL VISION & STYLES

Just as it represents a thoughtful response to the community’s surroundings, The Slopes’ refined Architectural Guidelines make a powerful statement about Belterra Land Company’s commitment to creating value and sustaining the integrity of the community vision. They ensure aesthetic appeal and cohesiveness while accommodating opportunities for the individual expression that will give The Slopes of Sylvan Lake one-of-a-kind character.

To help create and sustain this distinctive spirit of place, Belterra has chosen four architectural styles for this exquisite new community.



RANCH » While ranch-style homes are defined by form – spacious structures with low-pitch roofs, large windows, open floor plans and sunny patios – the spirit of the ranch home is all about *function*. It’s a place to come home to after a long day of adventures...a place where friends and family reconvene to celebrate the beauty of the landscape that surrounds them.



ARTS & CRAFTS » The Arts & Crafts movement began in Britain in the late 1800s with artist, poet, and social reformer William Morris, who envisioned a return to the sanctuary of hand-hewn craftsmanship in response to the ornate opulence and the industrial dehumanization of the Victorian Era. Morris favoured simplicity, quality and intelligent design, and the overall aesthetic is hand-hewn, functional and beautifully simple.



FRENCH COUNTRY » Historically, French Country dwellings were working rural buildings whose massing and planning were somewhat informal. Often clustered around courtyards and stable yards, they formed a picturesque impression of casual elegance and refined style. Steeper pitched hip roof forms, multiple front gables, dormers, distinctive chimneys and prominent entry porches are telltale characteristics of a French Country home.



CRAFTSMAN » The distinguishing characteristics of this style include moderate pitched roofs with dormers, covered front verandas, decorative beams or braces, and traditional building materials in deep, rich colours. Masonry is essential to this style, though it is typically used as a base element to ground the home and create a sense of stability.

A HOME & A COMMUNITY OF UNRIVALLED CHARACTER



4 ESTATE HOMES

Finding your sanctuary is all about seeking, choosing and holding a ‘home place’ – a place where you are defined and rewarded not only by what you own but by all you see...a place where your sense of home comes as much from the landscape as the house that stands upon it.

Drawing on the traditions of timeless architecture and taking inspiration from the land itself, Belterra Land Company is creating a community of rare quality and extraordinary character – a community in perfect harmony with its setting.

In style and in substance, the homes at The Slopes of Sylvan Lake extend an unpretentious invitation to a privileged few and create an unmistakable spirit of place that makes people feel “I’ve come to a special community that’s unlike any other...and I belong here.”

The Slopes celebrates the connection with its naturally spectacular surroundings through a thoughtful and distinctive architectural character that balances contemporary style with historical influences and a suitable touch of rustic elegance (a distinctive look and feel captured by drawing out the spirit that lies within the beauty of natural materials like wood and stone).



Illustration is for representation only. Developer reserves the right to make changes.

A TOWN FOR ALL SEASONS

When the summer sun shines, Sylvan Lake's 43 sq km of inviting warm waters beckon to swimmers, waterskiers, wakeboarders, anglers and the captains of all sorts of watercraft: canoes, kayaks, rowboats, motorboats, jet skis and more.

When wintertime comes and the lake freezes over, pastimes such as pleasure skating, speed skating, snowmobiling, cross-country skiing and ice fishing prevail.

The Town of Sylvan Lake is bedecked with boutique shops and friendly restaurants all along Lakeshore Drive. Its most popular attractions and events include Wild Rapids Waterslide Park, 1913 Days (an exuberant 'birthday party' for the Town), February's WinterFest (complete with a Polar Bear Plunge) and the annual Jazz at the Lake Festival, when the town overflows with the smooth sounds and riveting riffs of local and international jazz musicians.

The recreational energy that pulses on and around Alberta's biggest warm-water lake splashes over into The Slopes of Sylvan Lake, drawing residents toward the water for a vast variety of lake activities all year round.

THE BEST OF BOTH WORLDS

From the clustered woodland villas to the roomy estate homesites that gaze over the treetops toward the lake, the community's design takes its cues from the unaffected elegance of the land.

Melding the down-tempo ambiance of a private lakeside retreat with the uplifting atmosphere of a vibrant recreational getaway,

The Slopes of Sylvan Lake offers residents the very best of two attractive worlds.

To reflect this distinctive duality, the community master plan marries the sophistication of classic design with elements that exude a playful 'recreational

resort' feel – a combination certain to appeal to discriminating buyers drawn to the many attractions of living in the Sylvan Lake area.

Some will be seeking a full-time residence; others, a stylish, high-quality 'base camp' for life-at-the-lake fun.

In The Slopes of Sylvan Lake, all will find a captivating, carefully planned community that raises the standard for luxury living at Sylvan Lake.

Reflecting the warm natural character of its softly cascading hillsides and the inviting lake nearby, The Slopes of Sylvan Lake is an inspiring community of uncompromising quality.





“Only when the clamor of the outside world is silenced will you be able to hear the deeper vibration. Listen carefully.”

~ Sarah Ban Breathnach

EMBRACE THE FEELING

Be among the fortunate few who purchase a home at The Slopes – a community that raises luxury living at Sylvan Lake to a higher standard.

To learn more about The Slopes of Sylvan Lake, call 403.214.1380 or visit www.TheSlopesSylvanLake.com



CHRIS ARTIBELLO
C 403.214.1380



www.TheSlopesSylvanLake.com