THE RIDGE
AT
SAGE MEADOWS

THE NEW HEIGHT *of* LUXURY
in NORTHWEST CALGARY

A GENESIS COMMUNITY

THE RIDGE
AT
SAGE MEADOWS

This is the time.
There is *no better place*.

HAPPINESS. FAMILY. STABILITY. ROOTS. In rare instances, our sense of home doesn't just come from the wood and stone of the houses we build, but also from the very land we build upon.

Welcome to The Ridge at Sage Meadows.

This luxurious new enclave community is nestled on a sweeping northwest Calgary hillside; a place that still echoes with the pioneering spirit of the homesteaders who once put down roots here. And now, it's time to make it yours.

The new standard for luxury rises
above *picturesque* West Nose Creek.

A JEWEL BOX ESTATE COMMUNITY COMES *to* LIFE

An exceptionally intimate neighbourhood—*only 74 homesites are available*—The Ridge at Sage Meadows offers the opportunity to build your own unique luxury retreat on an expansive lot, staking your claim to a lifestyle that has drawn people to the area for over a hundred years.

THE EARLY SETTLERS who lived among the hills that would become northwest Calgary had a special affinity for the word 'home.' They were industrious and enterprising, each one endeavouring to build the same thing; a place and a home they could call their own.

Today, The Ridge at Sage Meadows rises on this very same land as an exclusive new estate neighbourhood designed to reward a select group of homeowners with a very special new home, setting and lifestyle. Sophisticated residences, designed with stylistic touches that hearken back to Calgary's formative past, sit astride the hillside overlooking verdant parks, sweeping meadows and pathways winding through the creek valley below.

It is a place where you will have an opportunity to build the retreat and the way of life you have been waiting for.

As the early settlers would likely say, true luxury isn't simply a measure of what's inside your home, but in the quality of the life you build upon it.

HISTORY & LEGACY

Modern Lifestyle, Heritage Roots

The nature of the families who once settled the Nose Hill Valley lives on at The Ridge in Sage Meadows.

The Historic Christie House

FOR DECADES, the rolling hills of the Nose Hill Valley were a safe refuge to travelers and traders on their way to the backcountry and mountains beyond. The region was also home to sandstone quarries supplying the literal and figurative foundations for the growing city of Calgary, just to the south. Over the years, young families and enterprising pioneers were drawn to the area and its lush landscape.

The valley quickly became a thriving collection of ranches, farms and homesteads, and the families who called it home earned a reputation not only as tough, resilient and hard working people; but also as generous and neighbourly community builders.

'The Historic Christie House' still presides over the valley today, an enduring symbol of one pioneering family's legacy and a monument to classic craftsmanship. Meanwhile, The Ridge at Sage Meadows stands as a reminder of the early settlers' vision and passion for the area, and a testament to the rewards of hard work and initiative.

Calbridge Homes

Much more than a neighbourhood, The Ridge at Sage Meadows is a wonderful, *relaxed state of mind.*

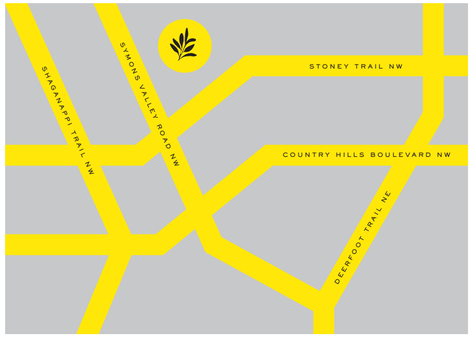
SWING AWAY

FACT

More Canadians play golf regularly than hockey.

10 GOLF COURSES LESS THAN 20 MINUTES AWAY

EASY ACCESS



Five Major Roadways Just Minutes Away

- SYMONS VALLEY ROAD NW
- COUNTRY HILLS BOULEVARD NW
- SHAGANAPPI TRAIL NW
- STONEY TRAIL NW
- DEERFOOT TRAIL NE

WALK THE WALK

LENGTH OF CALGARY PATHWAY SYSTEM:
Approx. 800 km

POSSIBLE WALKING, BIKING AND INLINE SKATING ROUTES THAT CAN BE ACCESSED JUST BELOW THE RIDGE AT SAGE MEADOWS:
Endless

CALORIES BURNED WHILE WALKING

OLYMPIC WALKING:
563 calories/hour

URBAN HIKING:
176 calories/hour

JUST ENJOYING THE SCENERY:
120 calories/hour

AVERAGE STEPS IN A KILOMETER
1 KM = 1,320 STEPS (AVG.)

NOW ON THE MARKET

Distance to The Market at Symons Valley Ranch

2 km

Number of shops, restaurants and retailers in the market

27 *and* counting

Number of times you'll find something new

infinite

THE CUP IS HALF FULL

2.8

OF CUPS OF COFFEE CONSUMED PER DAY BY AVERAGE CANADIAN

5

OF COFFEE SHOPS WITHIN 1 KM OF THE RIDGE AT SAGE MEADOWS

IN OTHER WORDS

TOP ADJECTIVES USED TO DESCRIBE THE RIDGE AT SAGE MEADOWS:

serene / relaxed / breathtaking / 'ahhh'

Be first to be the last.

A LOCATION THIS SPECIAL comes but once in a lifetime. Bring your unique vision to life here, with the luxury to capitalize on space, quiet and the northwest's rarest location.

WELCOME TO THE GREAT LIFE

The beauty of this community is reflected in distinctly *meaningful moments*. Long walks along a winding creek. Barbeques with new neighbours who will become old friends. Children's laughter. Spectacular sunsets that give way to a blanket of stars. *This is home*.

NORTHWEST CALGARY IS ALIVE with the unmatched combination of modern convenience and natural beauty, and The Ridge at Sage Meadows residents can find access to that life and vitality right outside their front door.

Share a brisk morning walk by the creek with orioles and thrushes; ride your bike along grass-lined pathways to the café for a coffee and chat with your neighbours. Make your way to the nearby farmer's market to find fresh vegetables for dinner. And at the end of the day, spend your evening trying to count the colours of a breathtaking sunset as a lone hawk lazily circles above.

Every day in The Ridge at Sage Meadows promises a new opportunity to look at life from a whole new perspective.

PRESTIGE HOMES

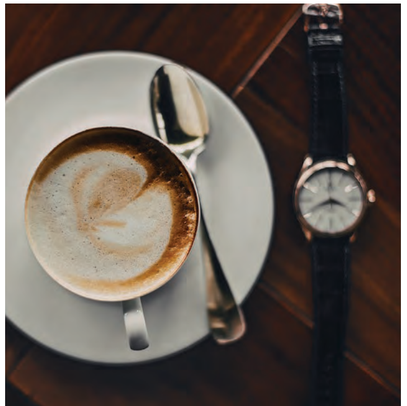
Build Your Legacy

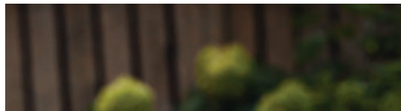
Home. It's a small word, but one that carries a world of meaning.

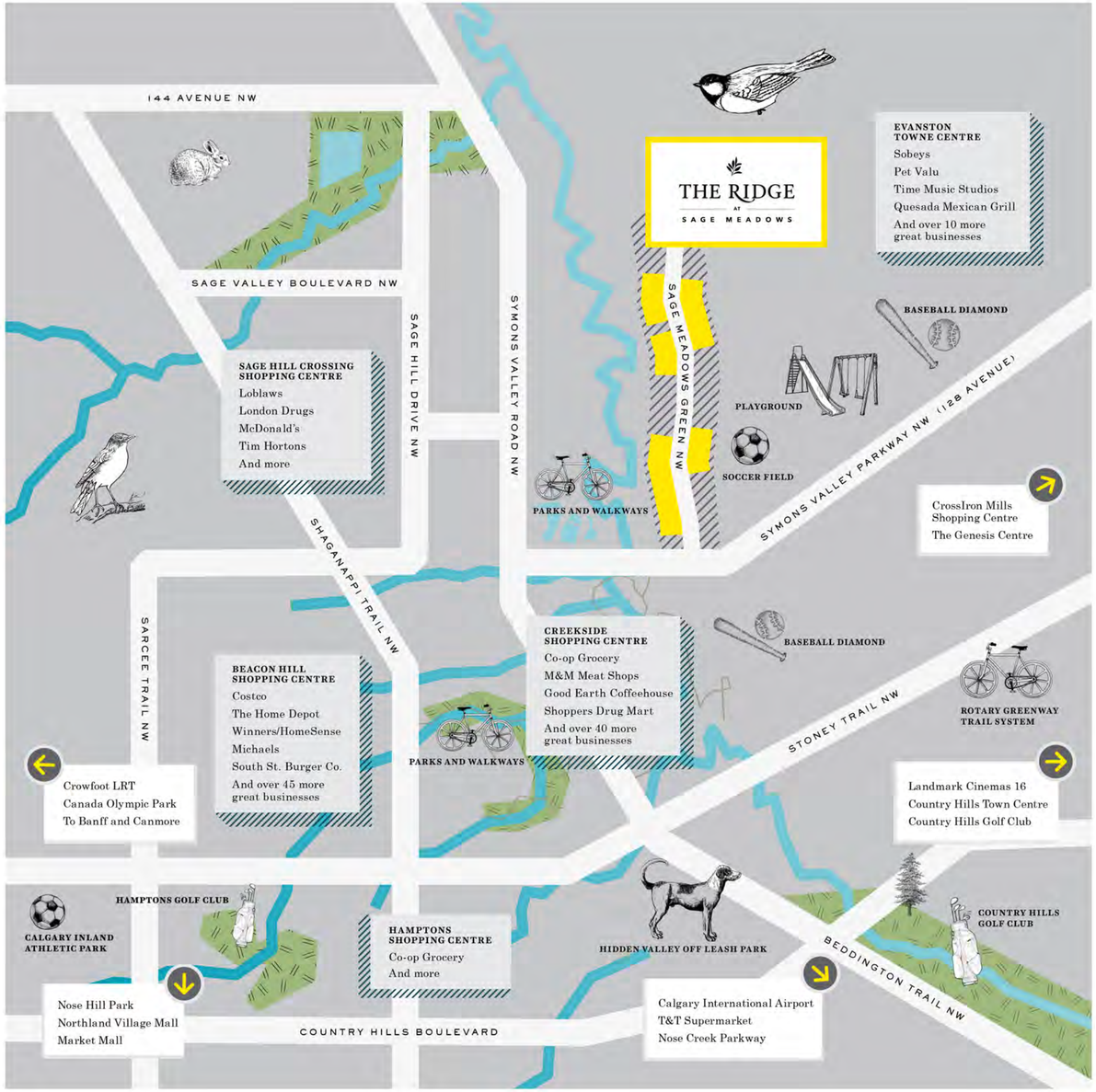
Inspired by the rarity of its setting, a home in The Ridge at Sage Meadows will *reshape your world* with a combination of sophistication, serenity and gracious luxury living that is unique to this *enviable new address.*

Morrison Homes

PICTURE PERFECT
Prestigious ridge-side estates.
It's an *elevated way of life.*







ALL *of* LIFE'S ESSENTIALS & LUXURIES

The charm and convenience of a farmer's market within cycling distance. The proximity of parks, sports fields and pathways that give you space to run, stroll or cycle to your heart's content. *It's all waiting for you here.*

WITH BOTH STONEY TRAIL AND COUNTRY HILLS BOULEVARD just minutes from home, you're never far from everything the northwest—and the city—has to offer.

Find all of the essentials, like groceries and health services just moments away. Indulge in some 'retail therapy' at one of the many nearby shopping plazas, or take a short drive to CrossIron Mills and its wide range of national retailers. Enjoy fine or casual dining at dozens of northwest bistros and restaurants. Countless golf courses—both public and private—are also nearby, including Country Hills Golf Club, which is so close, it will feel like your own private links.

It's having everything you need close by, while maintaining the privacy of a quiet, enclave community, that enhances The Ridge at Sage Meadows' unique character and charm.

VISIONARY DEVELOPER

Inspired by history. Building for today.

Attention to detail is what makes a Genesis community special. Known for our trademark commitment to quality, Genesis puts The Ridge at Sage Meadows on a *level of sophistication all its own.*

GENESIS

IMAGINE A PLACE where neighbours say hello to one another; where the streets are alive with a sense of community; where families connect; and where there are not just houses but homes.

Welcome to your Genesis community.

Genesis is an integrated, award-winning land developer and residential homebuilder, creating successful, innovative communities in the Calgary area. Not only do we build new communities, we are committed to supporting them as well, through partnerships like the Genesis Centre of Community Wellness and Genesis Place Recreational Centre.

Genesis owns a large portfolio of entitled residential and mixed-use land, which is exceptionally well positioned. The corporation's common shares are listed on the Toronto Stock Exchange (TSX:GDC).

CALLING ALL PATHFINDERS, EXPLORERS *and* TRAILBLAZERS

For centuries, the world has grown around the majestic setting that has become a remarkable new community. Today, it is time to *stake your claim.*

BUILT ON A DISTINGUISHED and historic foundation, this new neighbourhood is poised to become northwest Calgary's newest and most exclusive estate community, offering the opportunity to live on land with deep roots in the past, but with an eye towards the future.

It's time to build a new legacy. It's time to come home to The Ridge at Sage Meadows.

"

THE GREATEST ACHIEVEMENTS
WERE *at* FIRST, *and*
for SOME TIME, DREAMS.

—JAMES ALLEN

"

This is the beginning. A new opportunity
to define your *happily-ever-after*.

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TheRidgeAtSageMeadows.com