



**NOW
SELLING**

HERON CROSSING

and

Point at Canyon Creek

www.heroncrossing.ca

Build your

HOME IN A NATURAL SETTING

surrounded by Tranquility



Lots Starting @

\$154,900+GST

Walk-outs @

\$189,900+GST

First 5 lots sold

**include a ONE YEAR
membership to Desert
Blume Golf Course.**



LANDMARK

PROPERTIES (MED HAT) LTD.

4 0 3 - 5 2 9 - 7 7 6 4

A tranquil new housing development nestled among the Seven Persons Creek, surrounded by nature.

Most lots are adjacent to Seven Persons Creek & are all view lots well above the flood zone.

In city limits, fully serviced with city utilities (more economical than cypress County).

Architectural controls are applicable.

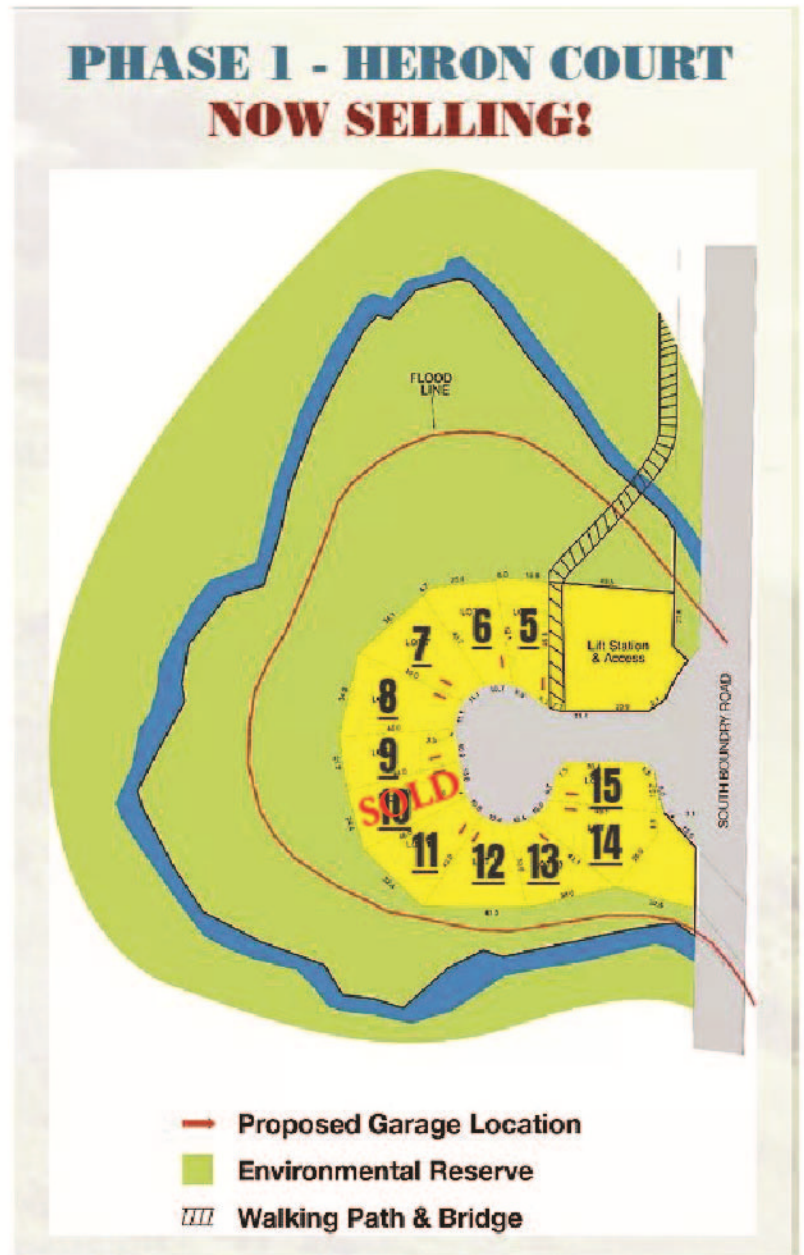
Phase 1 lots are nestled in the creek bottom & protected from winds.

Paved walking trail and bridge connecting lots to existing Canyon Creek development.

Lots are adjacent to Desert Blume Golf Course (two have views of hole 13).

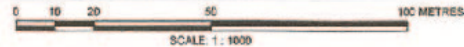
Lot Prices and Information

5	\$189,900+GST	Walk-out Basement
6	\$199,900+GST	Walk-out Basement
7	\$207,900+GST	Walk-out Basement
8	\$209,900+GST	Walk-out Basement
9	\$206,900+GST	Walk-out Basement
10	SOLD	Walk-out Basement
11	\$209,900+GST	Walk-out Basement
12	\$209,900+GST	Walk-out Basement
13	\$205,900+GST	Partial Walk-out
14	\$179,900+GST	No Walk-out
15	\$154,900+GST	No Walk-out



For further details on lot dimensions and architectural controls visit our website www.heroncrossing.ca

HERON CROSSING



LEGEND

Approximate roadway line (By NHC) shown thus

- LOT GRADING TYPE D
STANDARD SPLIT DRAINAGE
- LOT GRADING TYPE S
SPLIT DRAINAGE, POSSIBLE WALKOUT BASEMENT
(CAUTION, GRADING REQUIRED)
- LOT GRADING TYPE W
SPLIT DRAINAGE, POSSIBLE WALKOUT BASEMENT
(CAUTION, GRADING REQUIRED)
- PROPOSED DRIVEWAY LOCATION
IF CONSTRUCTING A FRONT DRIVEWAY.
- LOTS WITH FILL IN EXCESS OF 1.2 METRES - ANY LOT
THAT HAS ANY PART OF PORTION OF ITS FOUNDATION
ON FILL WILL REQUIRE A BEARING CERTIFICATE.

ABBREVIATIONS

- ha. Hectare
- ER Environmental Reserve
- PUL Public Utility Lot
- R. Radius
- R/W Right of Way

Date: 6 June 2018

Job No.: 17MX0029

CAD File: HERON CROSSING

GLOBAL RAYMAC SURVEYS INC.

124 - 1310 Kingsway Ave SE Medicine Hat, Alberta T1A 2Y4
Ph: 403.526.6300 www.globalraymac.ca



PROPOSED
HERON POINT
PHASE II

HERON CROSSING
PHASE I

HERON COURT

SUBDIVISION BOUNDARY
(5.5 HA)

SOLD

SOLD

1 PUL

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND BASED ON THE LATEST AVAILABLE DATA. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DATA.

AE PROJECT No.	20183310-00
SCALE	NTS
APPROVED	
DATE	2019MAR28
REV	-
DESCRIPTION	-

SKETCH	
LANDMARK PROPERTIES (MED HAT) LTD.	
CANYON CREEK PHASE 2	
CIVIL	
SUBDIVISION LAYOUT	
DWG No.	LOT LAYOUT