



FEATURES & FINISHES

Interiors:

- Luxury wood vinyl plank flooring
- Contemporary porcelain tile inspired by white marble, concrete, and encaustic cement textures
- Large windows connect the beautiful views with the interior design
- Sleek kitchen cabinets with traditional and modern style choices
- Premium quartz countertops and undermount sinks in kitchen
- Modern floating vanities with integrated sinks, designer matched hardware and faucets in bathrooms
- Stainless steel GE appliances
- Soaker-style tubs with tile surround
- Option to add A/C

Smart Suite Package

- Introducing Falcon One's Smart Suite Package by Telus – a sophisticated blend of convenience and security. Unlock the future with smart locks, control your home's climate using a smart thermostat, and stay protected with strategically placed leak detection strips. Manage it all effortlessly through a user-friendly app for the ultimate in modern living.

Environmental features:

- Each suite in Falcon One will have mechanical systems consisting of an energy recovery ventilator (ERV) and ducted fancoils.

Fresh Air:

- The Energy Recovery Ventilator (ERV) pre-heats fresh air from the outside using energy from stale air exhaust through a heat recovery core.

Heating and Cooling:

- The ducted fancoil provides heating and the optional for cooling to each suite through a central network connected to high efficiency boilers.
- High efficiency condensing water heaters heat the water for domestic use in each unit delivering thermal performance of 95% or higher.



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Common Areas:

Lobby:

- Enter through the lobby's striking contemporary entrance, adorned with floor-to-ceiling wall tiles, stylish wood features, and accents of deep blue. The marble flooring and designer furniture appointments create an inviting atmosphere, setting the tone for a modern and elegant experience.

29th Floor (Rooftop):

- Experience elevated living at Falcon One, where our 29th-floor rooftop lounge redefines luxury living in Downtown Edmonton. Marvel at the stunning panoramic views of the city from our indoor and outdoor seating areas. Whether you prefer basking in the sunshine or finding solace by the fireplaces, this elevated oasis offers a retreat from the everyday hustle and bustle.
- Indulge your culinary creativity in our test kitchen, where you can explore new flavours and entertain guests with ease. The BBQ area is perfect for hosting gatherings and savoring delectable meals against the stunning backdrop of the city skyline.

Pet Area:

- Falcon One is designed to accommodate your lifestyle, including your beloved pets. Our rooftop pet area offers an open space where your furry companions can roam and play while enjoying panoramic city views. This inviting space fosters a sense of community among pet owners, providing a dedicated spot for your pets to socialize and exercise. Additionally, our underground garage features a convenient dog wash area, ensuring that every aspect of your pet's needs is met with care and convenience.

Gym and Yoga Room:

- Embrace your fitness journey within our meticulously designed gym, equipped with state-of-the-art facilities to help you stay committed to your health goals. Discover a sanctuary for inner balance in our tranquil yoga room, where peace and strength seamlessly intertwine, providing you with a holistic approach to well-being.

Office Space:

- Looking for a tranquil haven to focus on your tasks? Our dedicated office space not only provides an ideal environment for productivity and concentration but also ensures a quiet place with high-speed internet, offering the perfect blend for accomplishing your work seamlessly.

Bike Storage:

- For cycling enthusiasts, our bike storage facilities provide a secure and convenient space to stow your wheels, ensuring a safe haven for your bikes.