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VILLAGE OF
Cremona

Pristine Past - Future Legacy
*An extraordinary development opportunity in
the Village of Cremona*



THE VILLAGE OF
CREMONA

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*Imagine a community that blends rural
tranquility with urban sophistication.*

*It's waiting for the right land developer in
Cremona, Alberta.*



Imagine...

A pristine vision that balances an endless view, perfect symmetry between rural tranquility and urban infrastructure, exceptional growth potential and the opportunity to brand a community.



The Cremona Story

Nestled in the foothills of Central Alberta (a 40 minutes drive from either Calgary or Red Deer) there is a burgeoning community waiting for a unique land developer to realize its potential.

The Village of Cremona (in Alberta a center must have a sustainable population of at least a 1,000 to be considered a Town) is located approximately 75 km northwest of Calgary and 45 km north of Cochrane on Highway 22. The two highways provide access to the community:

- Highway 22 (the Cowboy Trail) runs through the west portion (north south) and provides access at the Highway 22/Highway 580 intersection.
- Highway 580 cuts through the south portion (east west) eventually connecting with the 2A and QE II Highway.

Services

- Kindergarten to Grade 12 School
- Volunteer Fire Department
- Municipal Library
- Family and Community Support Services (FCSS)
- Nature Walking Trail
- Curling Rink
- Arena
- Track & Soccer Field
- Community Hall
- Gold & Silver Club
- RV Dumping Station
- Mountain View Credit Union
- Assorted eating establishments
- Assorted businesses home and store front.
- Part-time Doctor Clinic





Create...

How often does one have the opportunity to create a community from the ground up? Ground that is rooted in rural values yet limitless in terms of urban amenities? Welcome to a truly unique opportunity.



The Development Opportunity

Currently there are two parcels within the Village boundary that is developable as residential. One parcel has approximately 22 acres and is designated AG (agricultural) and is open for development. There is also an 8 acre parcel designated as R2 (general residential).

The Village of Cremona is undergoing a subdivision of their municipal lands located on the south side of Highway 580 (Railway Avenue). There will be 7 lots designated as DC (direct control) for commercial development.

The Village of Cremona is one of five urban communities (others include the Towns of Olds, Didsbury, Carstairs and Sundre) within Mountain View County - a progressive, dynamic rural municipality located directly east and west of the Queen Elizabeth Highway - the primary north south artery running from the US border through to Alberta's oil sands. The County services a rural population of 13,000 and works



in cooperation with urban partners to host an additional 21,656 urban residents.



Why Cremona?

Named after a town in Italy, Cremona is a tiny community in terms of population. For a short window in time, population is its only limiting descriptor. This charming Village, which is nestled in the spectacular foothills of the Rocky Mountains, and is directly connected by major highways to Calgary and Red Deer is ripe for a strategic development by a visionary land developer.

Resourced with competitive amenities, a progressive development environment, booming energy and service economies and affordable property values, the Village of Cremona is poised on the brink of significant growth.

Cremona's advantageous access to Highway 22, 2A and Highway 2 corridors allows for daily feasible commute to Calgary or Red Deer.

The Village's small community charm, great views of the mountains, a wide range of recreational activities and full access to urban amenities makes it a great place live.

The availability of affordable housing relative to other options in Central Alberta is inviting to many young families or families who want to down size or live in a small urban setting.



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