



## The Team

Kicking Horse Mountain Resort is the direct result of two industry leaders merging their experience, strength and determination to realize an unparalleled destination resort.

Netherland-based Ballast Nedam brings extensive expertise in major project development. Ballast Nedam is best known in Canada for its integral participation in the development, financing, design and construction of the Confederation Bridge – an engineering marvel stretching 13 kilometres linking New Brunswick to Prince Edward Island.

Vancouver, B.C.-based Grouse Mountain Resorts, owner and operator of Grouse Mountain, brings mastery in mountain operations and tourism development. As one of Vancouver's best-known attractions, Grouse Mountain supports major winter and summer visitation of well over one million visitors.

The energy and vision of our team has produced a destination resort that continues to gather strong international recognition. Our resort continues to develop incredible potential for both homeowners and investors.

*As Kicking Horse Mountain Resort continues to evolve, the vision and concepts described in this document are subject to change.*



## The Next Step

Now is the time to contact our Real Estate Sales Team for an appointment to discover your own fresh adventure. Demand is high, our resort is growing and opportunities are extremely limited. This is an incredible chance to get in on the ground floor of a rapidly growing and successful, established development. Our Master Development Plan and our unique positioning make Kicking Horse Mountain Resort a premiere real estate opportunity, the only one of its kind in North America.

Now is the time to discover your fresh adventure, to own a piece of this mountain, to have a mountain lifestyle of your own, and to be a part of the Kicking Horse story...

Contact us today to buy your new mountain lifestyle home.

### REAL ESTATE DISCOVERY CENTRE

Toll Free in Canada: 1.888.706.1117  
 Office: 250.439.5470 Fax: 250.344.8665  
 UK: 0.808.101.1682  
 Email: [live@kickinghorseresort.com](mailto:live@kickinghorseresort.com)  
 PO Box 839, 1500 Kicking Horse Trail  
 Golden, BC V0A 1H0



Begin your fresh adventure today.



## Resort Vision



**KICKING  
 HORSE**  
 MOUNTAIN RESORT

[www.KickingHorseResort.com](http://www.KickingHorseResort.com)  
 1.866.SKI.KICK





## Our Brand

Kicking Horse Mountain Resort: Fresh adventure.

## Our Resort Vision

To create *the* world's leading mountain resort community of Rocky Mountain culture, creating an experience of fresh adventure and discovery, and growing in harmony with our natural surroundings.

## Our Story

Many years ago, magic assembled a spot of purity, deep in the heart of the Rocky, Purcell and Selkirk Mountains. In the summer, cool winds caressed miles of spectacular ridges, and alpine meadows were carpeted with wildflowers. *In the winter, the snow was found to be drier and deeper than anywhere else.*

*History records this as a place* discovered by those bent on adventure and seeking storied treasures. Today, our treasures are stories of discovery; discovering our vibrancy, and discovering one's self and a personal connection to our incredible natural surroundings.

*For the privileged few, our story is about the discovery of home and life in our mountain resort village.*

## Our Setting

### A PLACE LIKE NO OTHER

Imagine standing on a benchland 1,675 ft. above the town and valley below. Feel the force of two great river systems. Now gaze up at majestic peaks towering four thousand feet above. And then, drink in the breathtaking Rocky Mountain vistas just across the valley. This is the splendour of Kicking Horse Mountain Resort.

A secluded setting, yet the resort is mere minutes from the Trans-Canada Highway, just two-and-a-half hours from Calgary and a flight from there... to anywhere. A search of the earth would never yield a place as spectacular as this.

## Our Future, Today.



Kicking Horse Mountain Resort is the only authentic, fully-integrated, mixed-use destination resort village located on a mountain's base.



Today, our mountain resort village blends the best of rustic charm with contemporary sophistication. Our village is a continually evolving expression of the Canadian Rockies. Massive rough-cut timbers, stacked granite, local river-rock, copper and iron, and other architectural nuances give homage and attribute authenticity to our natural surroundings.

With over \$200 million invested to date (\$70 million of which is dedicated to facilities and infrastructure) and much more to come over the following years, our inviting mountain culture can be discovered throughout our village. It is found in our 23,000 sq. ft. of commercial space, the 1,500 beds in our three condo-hotels, in each of our many specialty stores and ski shops, as well as our townhomes and resort homes, and eight restaurants (not to mention the award-winning mountaintop Eagle's Eye Restaurant).

Recently, some of the *leading resort planners in North America assembled at Kicking Horse Mountain Resort to further enhance our Master Development Plan.* As a result, this dynamic team of industry experts is in the process of envisioning an exciting plan for our future.

The new plan reveals a village like no other. Our resort will host world-class condominium and boutique hotels, B&Bs and spectacular mountain homes. Our vibrant resort village will grow to include exceptional dining, intriguing shops, spa and outdoor pools and state-of-the-art meeting facilities.

At build out, Kicking Horse Mountain Resort village will include expansive ski lift infrastructure, exciting summer facilities and be the home to a breathtaking mountain golf course. This signature course will include bent grass tee to green, stunning mountain scenery and a challenging layout that have become features of the great mountain courses in the Rockies.

### SOME CALL IT HEAVEN. OTHERS CALL IT HOME.

Kicking Horse Mountain Resort is pleased to offer a number of distinct and limited on-mountain ownership opportunities. Our incredible views, direct access to our magical mountain, and luxury and legacy positioning ensure those few with higher tastes are rewarded.



Kicking Horse Mountain Resort has carefully selected our homes to retain the simple balances of beauty and comfort; legacy and location; solace and adventure. Our homes offer space for connection with nature, family and friends in an unparalleled setting for generations to come.



*"Although still early in resort development, Kicking Horse Mountain Resort has already garnered an impressive reputation world wide. Our goal is simple – to develop *the* premier world-class mountain resort; truly unique and differentiated. We are well on our way to achieving our goal."*

*— Steve Paccagnan, President & General Manager, Kicking Horse Mountain Resort*

## Fast Facts

### THE NUMBERS BEHIND THE STORY

**1 Destination** (and one great road leading to it) Four million visitors a year travel through Golden via the nation's Number 1 Trans-Canada Highway, the country's primary coast-to-coast route. Calgary, Alberta – the hottest and fastest-growing urban centre in North America – lies only 2.5 hours away, Kicking Horse Mountain Resort offers Calgary's closest ski-in/ski-out real estate opportunity, making its accessibility unparalleled.

**2 Rivers** Kicking Horse Mountain Resort overlooks the confluence of two incredible rivers: the revered Columbia and the wild and untamed Kicking Horse.

**3 Mountain Ranges** This area is the prestigious meeting place of three of the continent's most majestic ranges: the Rocky, Purcell and Selkirk Mountains. Our mountains boast incredible skiing and riding opportunities.

**4 Seasons** This is a resort where guests and residents visit, live, play and stay all year round – whitewater rafting in the spring, fly fishing in the summer, hiking in the fall are merely a few of the many activities to enjoy. Here, the micro-climate makes the four seasons distinctly vibrant and the seasonal colours burn a little brighter. As well, ideal snow conditions and an abundance of sun create a resort experience like no other.

**5 National Parks** Kicking Horse Mountain Resort overlooks five majestic National Parks: Banff, Glacier, Kootenay, Yoho and Mount Revelstoke. These are world heritage sites; protected forever.

Add to that countless activities and four season recreational opportunities, 4,133 vertical feet, 2,750 (soon to be 4,000) acres of varied terrain, 106 runs including family-focused cruisers and 70 steep-and-deep inbound chutes, an eight-passenger gondola, five lifts (soon to be eight), a five-star dining experience at the top of the world... this is the one place to call your own.