



LIVE & PLAY
ON A
WHOLE
NEW LEVEL

TOWER 2 COMING SOON

INNOVATIVE LIVING

Innovative is the way it looks and innovative is the way it lives, with architecture that turns heads and amenities that win hearts. Over 24,000 square feet of social and health-focused space includes a sun-soaked pool, outdoor fireside lounges, music rooms, fitness centre, gym, sauna, and steam room. So hanging out at home is as relaxing as being on vacation. It's innovative inside, too, where BosaSPACE™ responsive floorplans and furnishings transform to give you far more living space for your money.



A COMMUNITY ON THE RISE

West Coquitlam, on the border of Burnaby, is rising up as one of Metro Vancouver's most important communities. The location is ideal, just steps from the Evergreen Line with easy access to SFU, lots of green space and an easy walk to the shops and restaurants of North Road, Austin Heights, and Lougheed Town Centre.



ELEVATING THE CONCEPT OF COMING HOME

Lougheed Heights is a collaboration between BlueSky Properties and Bosa Properties, where progressive design is backed up by a solid reputation, leading insight, and 50 years of homebuilding experience. If you choose to buy here, we think you'll look back and say it was one of the smartest things you've ever done.

LEAVE YOUR
DETAILS TO
RECEIVE THE
LATEST LOUGHEED
HEIGHTS UPDATES.

First name*

Last name*

Postal Code*

Phone*

Email*

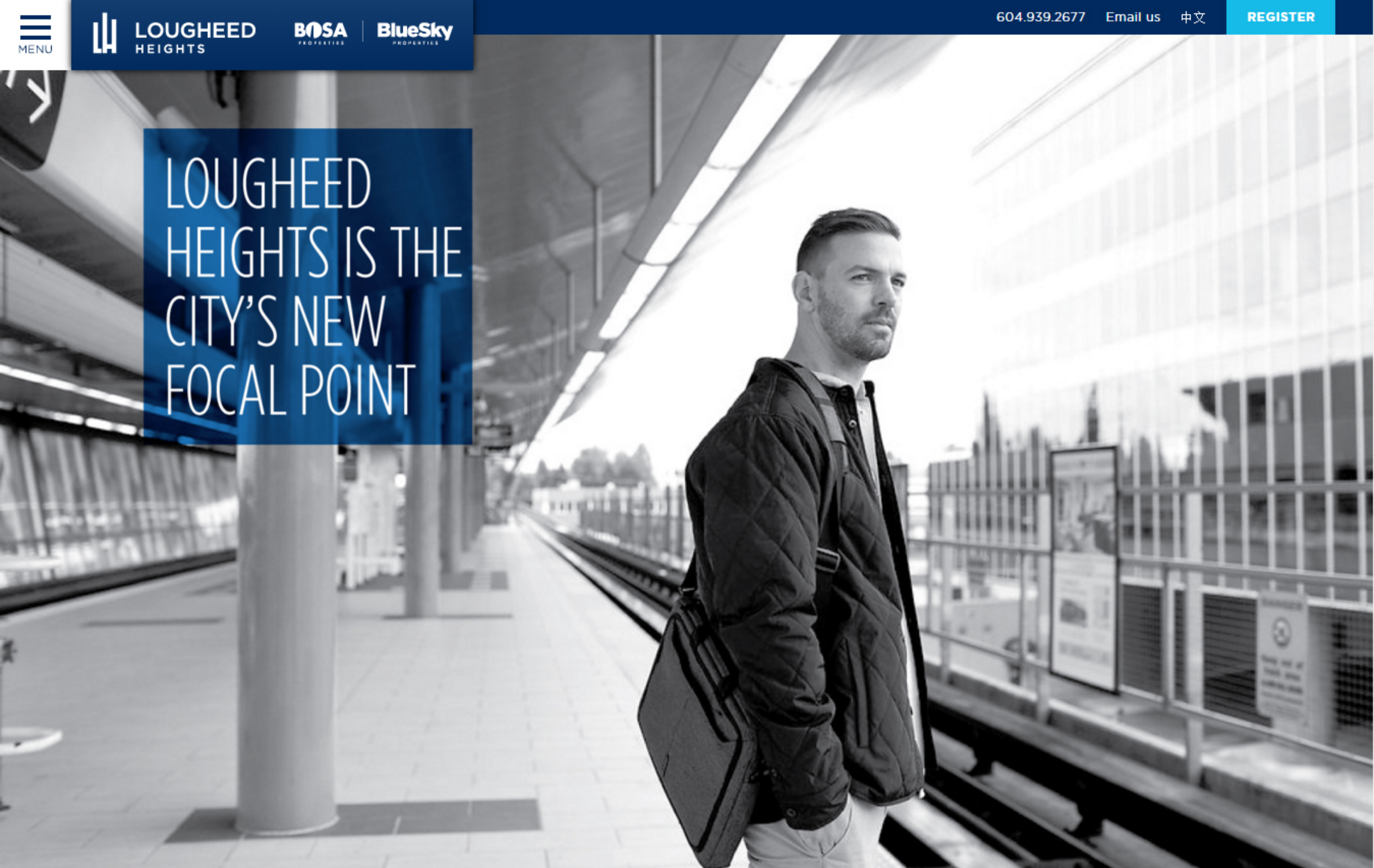
How did you hear about us?*

Are you a Realtor?* ☒ YES ☐ NO

Become a BOSA INSIDER?* ☐ YES ☒ NO

By selecting "Yes" to becoming a bosa Insider, you consent to Bosa Properties Inc. and BlueSky Properties Inc. and their respective current and future affiliates and subsidiaries contacting you regarding their current and future products and services, event invitations, newsletters, announcements, promotions, incentives, and other publications. Rest assured that none of this information is sold or distributed to any other parties. You may withdraw consent at any time.

SUBMIT



LOUGHEED
HEIGHTS IS THE
CITY'S NEW
FOCAL POINT



DIRECT ACCESS
TO SKYTRAIN



UNPRECEDENTED
VALUE



BOSASPACE™
INNOVATION



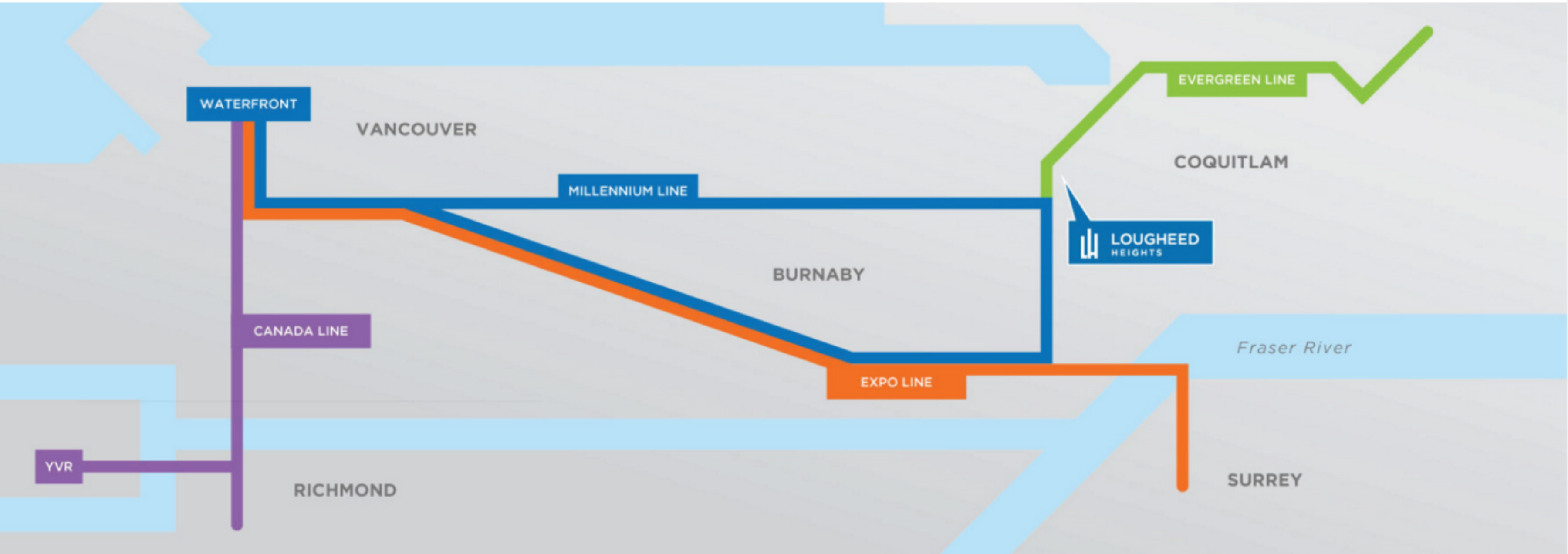
24,000 SQ.FT.
OF AMENITIES



BEST OF ALL,
IT'S A BOSA

YOUR LIFE AT THE CENTRE

West Coquitlam is one of the Lower Mainland's most promising communities. With direct access to the Evergreen Line, the neighbourhood is set to become one of Metro Vancouver's major urban centres. The three stylish towers at Lougheed Heights will offer unprecedented value and livability, all backed by the Bosa name.



20
minutes
Metrotown

23
minutes
SFU Surrey
Campus

24
minutes
Pacific
Centre

18
minutes
Commercial
Drive

24
minutes
BCIT
Main Campus

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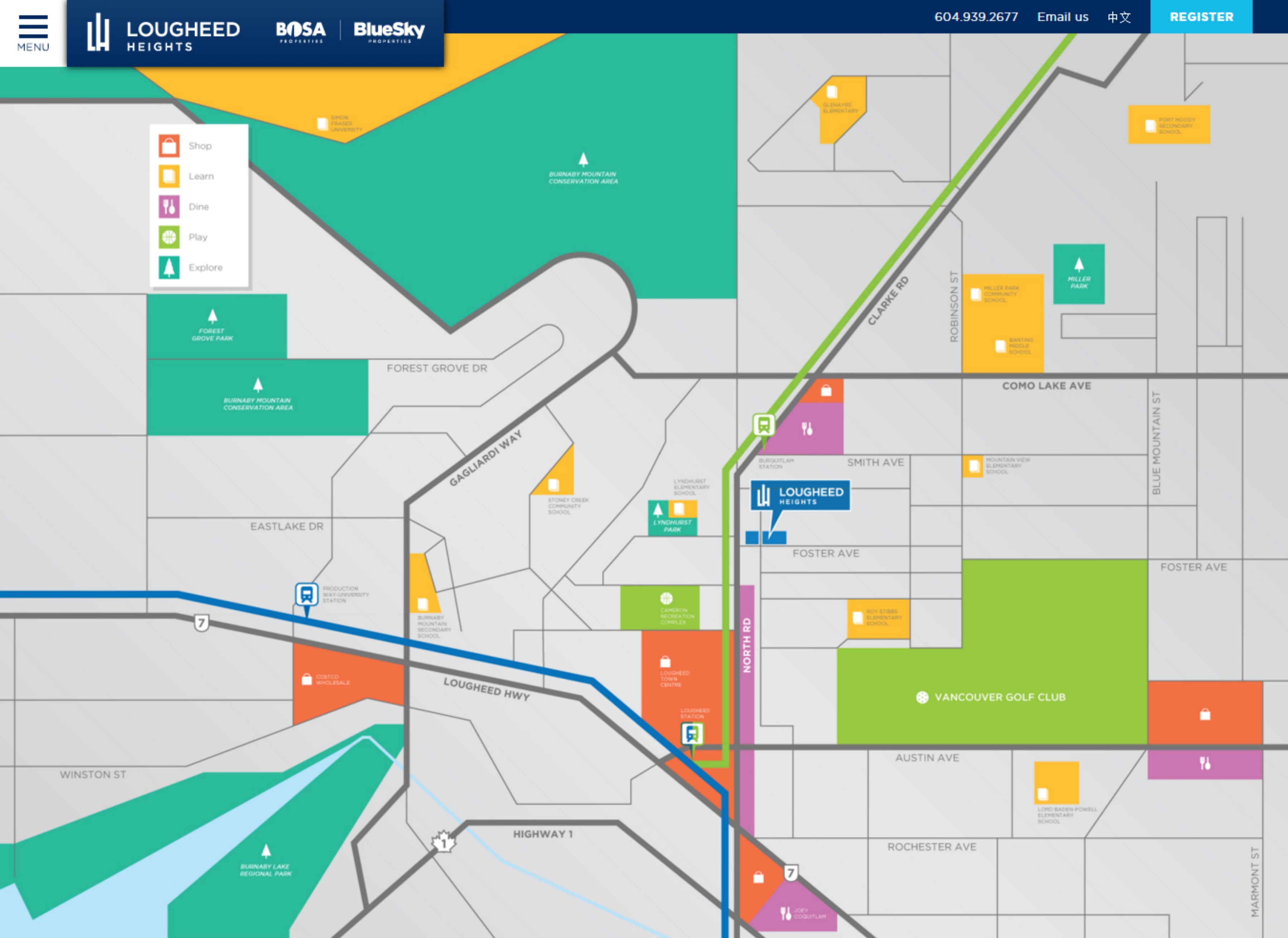
581 Clarke Road
(at Como Lake Ave)
Sales Centre opening soon

SOCIAL



B C C O N D O S . N E T





YOUR LIFE AT THE CENTRE

You're at the centre of Metro Vancouver and at the heart of a connected neighbourhood. Walk to Hudson's Bay, H&M, Cobs Bread, and Kin's Farm Market at Lougheed Town Centre. Celebrate the weekend at JOEY or The Wild Fig, get your greens at the farmers' market, and explore the bakeries and delis of Austin Heights. Taste the world through Korean barbecue, sushi, Thai food, or dim sum on North Road. Walk or run around Como Lake, and when you want to get around the city, just hop on SkyTrain; you'll be downtown in 24 minutes.

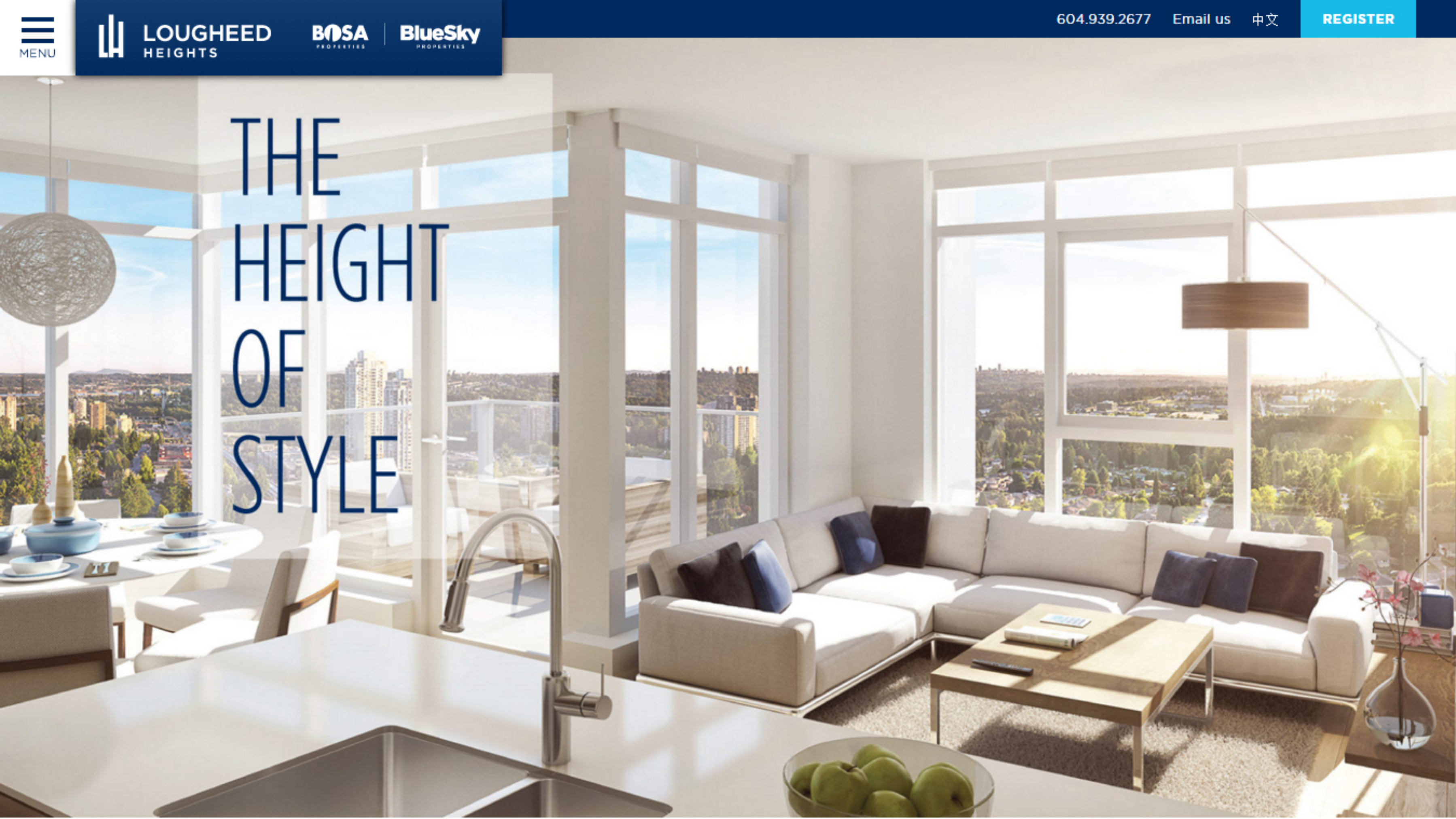


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Huge windows pull natural light inside. Smart, stylish homes feature Italian kitchens with plenty of storage space and well-designed closets to keep your wardrobe pristine. In the bathrooms, medicine cabinets provide extra space.

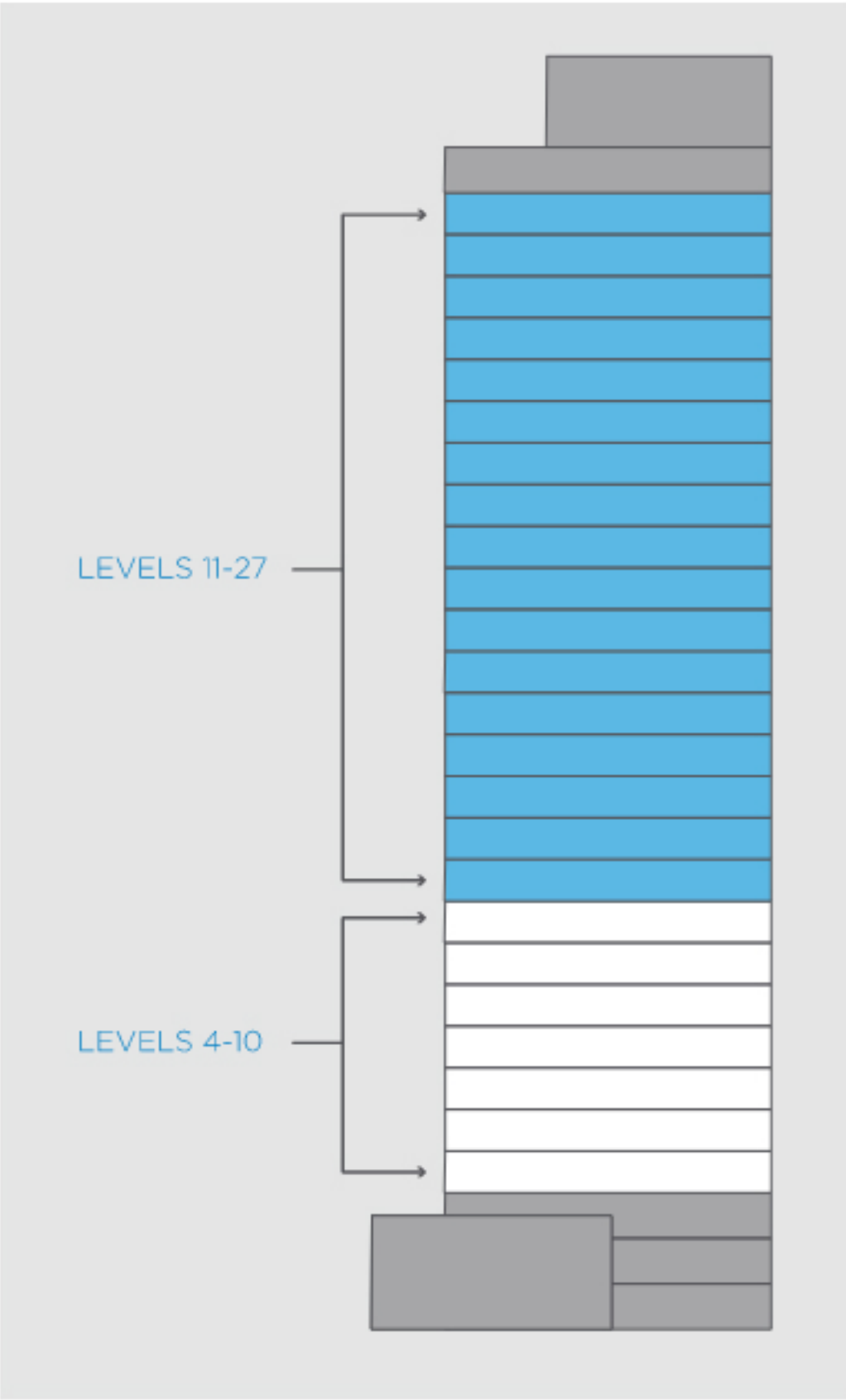
SELECT

Level 11-27 ▾

HIGHLIGHT

1 BR

2 BR



By daylight, your windows frame the dramatic peaks of Burnaby Mountain, Seymour Mountain, and Eagle Mountain. When the sun goes down, the city lights up at your feet.



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BOSA | BlueSky
PROPERTIES PROPERTIES



Huge windows pull sunlight inside these smart and stylish homes, and Italian kitchens are generous with storage. Throughout you'll find thoughtful details like custom-designed millwork cabinets to keep your wardrobe pristine and medicine cabinets to give you extra space.

BOSA

SPACE

EXPONENTIAL LIVING SYSTEMS

BosaSPACE™ responsive floorplans respond to the rhythms of your life, with ExtenTABLE™ transforming your kitchen island into a long table that comfortably seats 8 for dinner, and a SleepTHEATRE™ that conceals a daybed-sofa/guest bed behind your TV. Available in most one-bedroom homes.



10AM

5PM

9PM

1. ExtenTABLE™ in workstation or dinner-for-2 mode.
2. SleepTHEATRE™ TV ready to entertain.



SPECIFICATIONS

UPSCALE DETAILS

- Choice of three contemporary designer colour palettes: Foster, North or Aspen
- Discreet and stylish roller shades throughout
- Durable and seamless wood laminate flooring throughout
- Expansive windows, two-tone framed (white interior with aluminum exterior)

LUXURY AMENITIES

- Club BlueSky
 - 24,000 square feet of private resort-inspired amenities
 - Basketball, badminton & hockey sport court
 - Fully equipped training gym
 - Fireside entertainment lounge and games room with soft seating and large-screen TV
 - Private dining room with chef's kitchen
 - Theatre room with projector screen and club seats
 - Heated outdoor pool with loungers and cabanas
 - Indoor sauna and steam room with men's and women's changerooms
 - Poolside terrace featuring fire pit, harvest table, and BBQ area
 - Acoustically engineered music conservatory rooms
 - Business centre with multi-purpose boardroom and study nooks
 - Outdoor children's playground
- Dramatic two-storey lobby with fireplace and reflecting ponds
- Full-time concierge for your convenience and peace of mind
- Private mailroom in entrance lobby
- BosaFRESH™ room—a purpose-built facility at lobby level, temperature-controlled and secure for grocery delivery storage
- BosaVOLT™—dedicated parking spaces provide electric vehicles with the power to recharge batteries

ELEVATED COOKING

- Contemporary wood-grain finish on upper cabinets, kitchen islands (select homes), and backsplashes
- Modern matte white lacquered lower cabinets
- Premium soft-close doors and retractable drawer-slide mechanisms
- Stylish task lighting
- USB charging plug in all kitchens/workstations
- Solid brass Hansgrohe™ kitchen faucet in polished chrome with integral pullout spray
- Euro-inspired designer composite stone countertops
- Undermount 18-gauge stainless steel sink
- Premium full-size appliance package in 2-bedroom homes:
 - 30" stainless-steel refrigerator with bottom freezer
 - 24" or 30" gas cooktop & convection wall oven with 8 cooking functions
 - Premium slide-out hood fan
 - Sleek dishwasher with integrated door panel
- Premium 1-bedroom appliance package:
 - 24" integrated refrigerator with bottom freezer
 - 24" gas cooktop
 - Premium slide-out hood fan
 - Convection wall oven with 8 cooking functions
 - Sleek dishwasher with integrated door panel

LAVISH BATH

- Bathroom features luxurious soaker tub with integral shower
- Master ensuite includes freestanding shower
- Custom vanity cabinet with storage shelf and sliding mirror
- Composite stone countertops
- Vitreous china square undermount sink
- Solid-brass Grohe™ single-lever faucet
- Contemporary polished chrome shower/tub filler with three-jet showerhead by Grohe™
- Handset porcelain tile flooring
- Recessed lighting above water closet and tub/shower
- Ground fault circuit interrupter plugs at all vanities
- Dual-flush water closet
- Polished chrome towel bars and paper holders
- Contemporary wood-grain cabinets with storage drawer

SAFE, SECURE, AND SUSTAINABLE

- Heavy-duty solid brass deadbolt lock and viewer on suite entry door
- Homes will include a sustainable, heat recovery ventilator (HRV) unit which introduces fresh air into each room
- Hard-wired smoke detectors
- Energy-efficient, double-glazed windows and glass doors with thermally broken frames
- Two personally coded entry devices for access to entry lobby, elevators, and individual residential floors
- Entry phone outside main lobby with security camera
- Well-lit pedestrian walkways in outdoor common areas
- Secure parkade
- Home warranty coverage for:
 - 2-year materials and labour warranty
 - 5-year building envelope warranty
 - 10-year structural warranty
- BlueSky Properties Customer Care Warranty included with every home

NO DETAIL TOO SMALL

- USB wall plug-in for kitchen or work space to charge your cell phone
- Laundry closet with front-loading stacking washer and dryer

BOSASPACE™

BosaSPACE™ interior furnishings are available in most one-bedroom homes at Lougheed Heights. BosaSPACE™ homes change form and function to meet the shifting rhythms of your daily life, providing you with added flexibility and value in your home. These homes include:

- The ExtenTABLE™ dining and worktable—your spacious kitchen for 2 transforms to a large dining area in 5 minutes. The ExtenTABLE™ slides out to comfortably seat 6 to 8 guests
- The SleepTHEATRE™ with integral storage and floating TV panel. The SleepTHEATRE™ slides to reveal extra space—a sofa for guests or a spare bed for an overnight guest

Download Specification Sheet PDF

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A WHOLE NEW LEVEL

With over 24,000 square feet of amenities, you'll explore your playful side at *Club BlueSky*. Shoot hoops, lift weights, challenge your cardio system, and limber up. Host a huge holiday dinner party in the grand dining room with chef's kitchen, or gather in the meeting room to plan the soccer team's fundraiser. Organize a 007 film festival in the theatre room or challenge friends to a game of pool in the lounge. All this—and more—is just an elevator ride away.



BLUESKY + BOSA: INNOVATION UPON INNOVATION

Our commitment to innovative living makes your life better in every way.



BOSA FRESH

A purpose-built facility at lobby level, temperature controlled and secure, so your grocery deliveries can keep their cool until you get home. A Canadian first.



BOSA VOLT

Dedicated parking spaces provide electric vehicles with the power to recharge batteries, making it easier for condo owners to go green. In every new Bosa building.

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