



Beyond the basics.

DESIGN

Modern Farmhouse architectural inspiration in a neutral colour palette with oversized windows

Curated pathway landscaping connecting homes to green space

Designed by Integra Architecture and interior design by Portico Design Group

Two colour schemes — Dusk and Dawn

Thoughtfully designed landscaped front patios that curate a lush entry to each home

Natural play area

OPTIONAL ENHANCEMENTS

Air conditioning

Luxury vinyl plank flooring on 3rd floor

HOMES

3 levels of open-concept living

Insulated double car garage

Smart storage solutions throughout

Luxury vinyl plank flooring throughout the kitchen and living area

9ft ceilings on the main level open up your living and dining space

Oversized windows bring natural light into your home

Window coverings

LED light fixtures throughout

Full-size side-by-side, front-loading washer and dryer

Spacious primary bedroom walk-in closets

Generous balconies for barbecuing and outdoor entertaining

Underground storm drainage system to prevent ice build-up around the home

Exteriors are a combination of low-maintenance, highly durable fibre cement siding

High-efficiency gas furnace with a heat recovery ventilator for healthier, cleaner air

Electric energy-efficient hot water tank

1-2-7-10 Peace of Mind Home Warranty provided by Alberta New Home Warranty

KITCHEN

Spacious kitchen island with breakfast bar

Soft close drawers and cabinet doors

Polished quartz countertops

Oversized stainless steel under-mount sink

Stainless steel kitchen appliances with a gas range and chimney hood fan

BATHROOMS

Spa-inspired showers with glass doors (ensuites)

Main shower and tub surround with porcelain tile

Polished quartz countertops

Toilets — energy efficient/low water consumption

Polished chrome bathroom fixtures

Soft close drawers and cabinet doors

Porcelain undermount sink

