

NEWINFILLS

46A MONTROSE CRESCENT NE | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Detached Infill on a 30' Extra-Wide Lot
- 2,735 Square Feet of Developed Living Space (1,977 Square Feet Above Grade)
- Great Location, Incredible Proximity to Amenities & Schools
- 4 Bedrooms (3 Up/1 Down)
- 20' x 20' Double Detached Insulated, Heated Garage PLUS Extra Gravel Parking Stall
- Fully Developed LEGAL Basement Suite with Rec Room, Fully Equipped Kitchen, Bathroom, and 4th Bedroom
- Upgraded Designer LED Lighting Package
- Upgraded Closets with Built-In Cabinetry Throughout
- Sunny South-facing Front Concrete Patio and
- High Ceilings with 8 Ft Doors Throughout

MAIN FLOOR

- Upgraded 10 Ft Flat-Painted Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Bright Entryway with Large Front Hall Closet
- Large Galley Style Kitchen
- Oversized Quartz Island with Breakfast Bar Seating
- Ceiling Height Custom Cabinetry with Extra Pantry Cabinets, Beverage Centre and Dual-Zone Beverage Fridge
- High-End LG Studio Line Stainless Steel Appliance Package:
 - French Door Refrigerator with Insta-View Panel, Water-in Door and Craft Ice Maker
 - Restaurant Quality Gas Range with Air Fry
 - Whisper Quiet TrueSteam 3 Drawer Dishwasher
- Custom Hood fan and Built-In Microwave
- Open Concept Dining Room
- Large Living Room with Tiled Feature Wall and Gas Fireplace
- Mudroom with Large Bench and Closet with Easy Access to Backyard
- Powder Room with Floating Vanity and Quartz Countertop

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Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

NEW INFILLS

UPPER FLOOR

- 9 Ft Flat-Painted Ceilings
- Solid Oak Stair Treads
- Wide Plank, Engineered Hardwood Flooring
- Bonus Room Space for use as a Second Living Area or Office Space
- Spacious Primary Bedroom with Oversized Windows, and Large Walk-in Closet with Custom Built-Ins
- 5-Piece Spa-Level Ensuite Features In-Floor Heated Tiled Flooring, Fully Tiled Shower, Freestanding Soaker Tub, Dual Vanities, Quartz Countertops, and a Formal Water Closet
- Two Sizeable Additional Bedrooms Featuring Large Windows and Closets
- Main 5-Piece Jack-and-Jill Bathroom with Tile Flooring, Custom Vanity, Dual Undermount Sinks, Quartz Counters, Door Separating Tub/Shower with Full-Height Tile Surround and Toilet
- Laundry Area with Tile Floors, Quartz Countertop, Upper Cabinetry, Sink, and Side-by-Side LG Washer & Dryer

BASEMENT (LEGAL SUITE)

- 9 Ft Flat-Painted Ceilings
- Private Entrance with Poured Concrete Walkway and Steps
- Luxury Vinyl Plank Floors with In-Floor Heat Throughout (No Carpet!)
- Large Entry Closet/Mudroom Area
- Large Open-Concept Living/Dining Space
- Fully Equipped Kitchen with LG Fridge, Stove, and Microwave/Hood Fan
- Large Bedroom with Walk-In Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround
- Soundbar and Soundproofing Insulation Installed for Added Comfort
- Includes Stacked Washer & Dryer

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NEWINFILLS

PLUMBING, HEATING, & ELECTRICAL

- 2x HRV (Heat Recovery Ventilators)
- Humidifier
- High-Efficiency Furnace
- 75 Gallon Hot Water Tank
- 200 Amp Electrical Panel
- Hydronic In-Floor Heat for Basement
- Central Air-Conditioner Included
- Bluesound Wireless Speakers – Connect via App!
- Alarm System installed
- Gas Line Rough-in to Garage & Power Outlets to Install EV Chargers

EXTERIOR

- Stucco and SmartSide Panel Siding
- Front Concrete Patio and Walkway Along the Side of the House
- Pressure Treated Fencing on Both Sides
- Full Landscaping Package with Sod and Tree
- Large Deck made with Trex Composite Materials – Spend Your Summer Barbequing Instead of Sanding and Staining! Also Includes BBQ Gas Line Hook-up
- Low Maintenance, Premium Luxury Dual-Pane Vinyl Clad Window Package
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WARRANTY & SERVICES

- Alberta New Home Warranty Program

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE

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