

NEWINFILLS

2018 ALEXANDER STREET SE | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill by Zenith Group
- Located in Ramsay, Steps to Parks/Greenspaces & Many Schools/Amenities
- 2,740 Square Feet of Total Living Space (1,962 Sq Ft Above Grade)*
- 4 Bedrooms in Total (3 Upstairs + 1 Downstairs)
- Fully Developed Walk-Out Basement with Recreation Room, Flex Space with Wet Bar, Guest Bedroom & Full 4-Piece Bathroom
- High Profile, White Lacquered 6" Baseboards & 3.5" Casings
- Extensive Pot Lighting & Upgraded Lighting Fixtures
- Decora Plugs & Switches Throughout
- Flat Painted Ceilings Throughout
- Double Detached Garage

MAIN FLOOR

- Soaring 10-ft Flat Painted Ceilings (with In-Ceiling Speakers Installed)
- Engineered Hardwood Flooring
- Kitchen with Custom Built Cabinetry, Quartz Countertops, Stylish Backsplash, 10' Oversized Island with Waterfall Feature & Dual-Basin Undermount Sink
- High-End Stainless-Steel Appliance Package
- Front Dining Area with Large Window Overlooking Front Yard
- Living Room Features Gas Fireplace with Custom Built Cabinetry and Full-Height Tiled Surround & 8-ft Sliding Glass Doors to Rear Deck
- Powder Room with Hidden Door, Floating Vanity & Feature Lighting
- Front Entrance with Custom Millwork with Built-in Bench, Lockers & Closet

UPPER FLOOR

- 9-ft Flat Painted Ceilings with 8-ft Interior Passage Doors
- Plush Carpet Flooring
- Large Window in Stairwell for Extra Natural Light

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

NEWINFILLS

2018 ALEXANDER STREET SE | FEATURES & SPECIFICATIONS

- Primary Quarters with 12-ft Raised Ceiling, Two Large Walk-in Closets with Built-in Shelving & Oversized Window Overlooking Front Yard
- Luxurious 5-Piece Ensuite Features Extended Vanity with Dual Undermount Sinks and Quartz Countertops, Freestanding Tub, Walk-in Tiled Steam Shower with Bench and 10mm Glass Door & Private Water Closet
- Generously Sized 2nd & 3rd Bedrooms with Tray Ceiling Detail, Large Windows & Closets with Built-ins
- Main 4-Piece Bathroom with Tile Flooring, Vanity with Undermount Sink and Quartz Countertop & Tub/Shower Combo with Full Height Tile Surround
- Formal Laundry Room with Tile Flooring, Hanging Rod, Quartz Folding Counter, Sink & Side-by-Side, Front Loading Washer/Dryer
- Sizeable Linen Closet in Hallway for Additional Storage

BASEMENT

- Walk-out Basement with Oversized Windows, Access to Lower Concrete Patio & Backyard
- 9-ft Flat Painted Ceilings
- Plush Carpet Flooring with Upgraded Underlay (In-floor Heating Installed)
- Expansive Recreation Room and Spacious Flex Space Features a Wet Bar with Custom Cabinetry and a Beverage Fridge
- Guest Bedroom with Large Window & Walk-in Closet with Built-ins (Room can also be converted to Gym or Office)
- Full 4-Piece Bathroom with Tile Flooring, Vanity with Undermount Sink and Quartz Countertop & Tub/Shower Combo with Full Height Tile Surround

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency, Multi-Zone Furnace with Humidifier
- Separate Heating Zones for Each Floor Controlled via Smart Home Compatible Ecobee Thermostats
- Heat Recovery Ventilation Unit (HRV) for Circulation & Cleaner Air

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

NEWINFILLS

2018 ALEXANDER STREET SE | FEATURES & SPECIFICATIONS

- In-Floor Heating via 2-Stage Water Tank
- 75-Gallon Hot Water Tank
- Central Air Conditioning Rough-in
- Radon Mitigation System Rough-in
- Electric Vehicle Charging Station Rough-in
- Solar Panel Rough-in
- 200 Amp Electrical Panel (located in garage)
- Sump Pump

EXTERIOR

- Low Maintenance, Stucco, Brick, Board & Batten Exterior Finish
- Upgraded Insulation for Better Temperature Control & Energy Efficiency
- Custom Window Details
- Floating Deck off Main Floor with Gas Line and XXX Railings, Large Lower Concrete Patio & Landscaped SE-facing Backyard
- Concrete Walkways
- Pressure Treated Fences & Gates

WARRANTY & SERVICES

- Backed by the 1-2-5-10 Progressive New Home Warranty Program

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

*RMS MEASUREMENTS TAKEN FROM BUILDER'S PLANS & SUBJECT TO CHANGE UPON COMPLETION.

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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