

# NEWINFILLS

---

## 2030 ALEXANDER ST SE | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill by Zenith Group
- Located in Ramsay, Steps to Parks/Greenspaces & Many Schools/Amenities
- 2,582 Square Feet of Total Living Space (1,803 Sq Ft Above Grade)\*
- 4 Bedrooms in Total (3 Upstairs + 1 Downstairs)
- Fully Developed Basement with Recreation Room, Guest Bedroom, Wet Bar, Full Bathroom & Storage Area
- 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' Flat Painted Ceilings (with In-Ceiling Speakers Installed)
- Engineered Hardwood Flooring
- Kitchen with Custom Built Cabinetry, Quartz Countertops, Backsplash & Oversized Island with Waterfall Feature & Dual-Basin Undermount Sink
- High-End Fisher & Paykel Stainless-Steel Appliance Package Including 36" Gas Cooktop
- Front Dining Area with Chandelier & Large Window Overlooking Front Yard
- Living Room Features Gas Fireplace with Full-Height Tiled Surround & 8' Sliding Glass Doors to Rear Deck
- Powder Room with Floating Vanity & Feature Lighting
- Mudroom with Tile Flooring, Custom Millwork with Built-in Bench, Lockers & Closet

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

# NEWINFILLS

---

## UPPER FLOOR

- 9' Flat Painted Ceilings with 8' Interior Passage Doors
- Plush Carpet Flooring with Upgraded Underlay
- Multiple Windows in Stairwell for Extra Natural Light
- Masters Quarters with Large Walk-in Closet with Built-in Shelving
- Spa-like 5-Piece Ensuite with Freestanding Tub, Curbless Tiled Shower with Bench, 10mm Glass Walls/Door, Quartz Countertops, Dual Vanities with Undermount Sinks & Skylight
- Generous Sized 2<sup>nd</sup> & 3<sup>rd</sup> Bedrooms with Large Windows & Closets with Built-ins
- Main Bathroom with Tile Flooring, Dual Quartz Vanities with Undermount Sinks, Full-Height Tile Tub/Shower Surround
- Laundry Room with Tile Floor, Hanging Rod, Quartz Folding Counter, Sink & Side-by-Side, Front Loading Washer/Dryer

## BASEMENT

- Walk-out Basement with Oversized Windows and Easy Access to the Backyard
- Flat 9' Painted Ceilings with Discrete Bulkhead Location for Higher Ceilings
- Plush Carpet Flooring with Upgraded Underlay (In-floor Heating Installed)
- Expansive Recreation Room with Area for TV, Wet Bar with Beverage Fridge, & Separate Area for Gym with Glass Enclosure
- Guest Bedroom with Large Window & Closet with Built-ins (Room can also be converted to Gym)
- Full Bathroom with Tile Flooring, Extended Quartz Vanity & Full-Height Tile Tub/Shower Surround

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

# NEWINFILLS

---

## 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
- 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, Board & Batten Exterior Finish
- Upgraded Insulation for Better Temperature Control & Energy Efficiency
- Triple Pane, Oversized Tilt & Turn European Windows
- Large Concrete Patio in Backyard Below, Floating Deck off Main Floor with Gas Line
- California Finish 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.