

URBANUPGRADE & NEWINFILLS

3550 45 STREET SW | FEATURES & SPECIFICATIONS

OVERVIEW

- 10 Unit 3-Storey Townhome w/ Fully Finished Basement Project
- 2,045 Square Feet of Developed Living Space (1,620 Square Feet Above Grade)*
- 4 Bedrooms (2 Up/2 Down)
- 4 Full Bathrooms (2 Up/2 Down)
- 2 Half Bathrooms (1 Up/1 Down)
- Designer Finishes and Lighting Package
- Decora Plugs and Switches Throughout
- 8-Ft Interior Passage Doors on All Upper Levels

UNIT INTERIOR FEATURES

- Luxury Vinyl Plank Flooring Throughout
- Custom Kitchen with Shaker Style Cabinetry, Tile Backsplash, Quartz Countertops, Samsung Stainless Steel Appliance Package, and Stainless Steel Sink
- Spacious Dining & Living Areas
- 2-Piece Powder Room with Quartz Countertops, Full Ceiling-Height Mirror, and Designer Light Fixture
- Staircase with Luxury Vinyl Plank Flooring, Lacquered Railing and Chrome Spindles
- Bedrooms with Luxury Vinyl Plank Flooring and Built-in Closets
- 4-Piece Bathrooms with Tile Flooring, Designer Vanity Light Fixtures, Modern Faucets, Undermount Sinks, Quartz Counters, and Tub/Shower Combos with Tile Surround
- In-suite Laundry Closet with Tile Flooring and Stacked Washer & Dryer

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.

403.269.8267 | **RE/MAX House of Real Estate**

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

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PLUMBING, HEATING, & ELECTRICAL

- Pot Lighting Throughout
- High-Efficiency Furnace
- High-Efficiency Tankless Water Heater
- 100 Amp Electrical Panel
- Sump Pump (Lower Unit Only)

EXTERIOR

- Hardie Board & Smart Board Detailing
- Low-Maintenance, Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Walks
- Landscaping Package

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