

NEWINFILLS

327 8 AVENUE NE | PROPOSED FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill Ideally Situated in Crescent Heights
- 2,535 Square Feet of Developed Living Space (1,744 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4th Bedroom
- Upgraded Finishes Throughout including Designer Lighting Package
- Painted Ceilings Throughout
- Custom Millwork and Built-In Closet Organizers Throughout
- Rough-In Hydronic In-Floor Heat in Basement

MAIN FLOOR

- 10' Ceilings and 8' Interior Passage Doors Throughout
- Wide Plank, Engineered Hardwood Flooring
- Upgraded Jenn-Air Stainless Steel Appliance Package with Gas Range, 42" French Door Refrigerator, Built-In Hood Fan, Dishwasher and Built-In Microwave
- Custom Rift-Cut Oak Cabinetry with Built-In Pantry
- Oversized Island with Gold Faucet, Bar Seating and Stainless-Steel Sink
- Formal Dining Room with Large Window and Designer Light Fixture
- Living Room with Gas Fireplace/Mantle, Built-In Millwork, and Dual Sliding Glass Doors to Rear Patio and Yard
- Powder Room with Custom Floating Vanity, Quartz Countertops, Vessel Sink, and Designer Light Fixture
- Mudroom with Overgrouted Herringbone Brick Floor, and Built-In Closet with Custom Organizers

UPPER FLOOR

- 9' Painted Ceiling and 8' Interior Passage Doors Throughout
- Hardwood Flooring Throughout Hallway and Primary Bedroom
- Masters Quarters Features Oversized Window, Feature Lighting, and Large Walk-In Closet with Custom Built Shelving/Drawers
- Private 5-Piece Ensuite with Heated Tile Floors, Custom Floating Vanity, Dual Undermount Sinks, Rift Cut Oak Cabinetry, Rain Shower Showerhead/Handshower and Freestanding Soaker Tub
- Laundry Room with Herringbone Brick Floor and Built-In Upper Cabinetry with a Drying Rod

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

NEWINFILLS

- Main Bathroom Features Quartz Countertop, Undermount Sink, Tile Flooring, Full-Height Tile Tub/Shower Surround and Linen Closet
- Secondary Bedrooms with Large Windows and Closets with Custom Built-In Shelving

BASEMENT

- Plush Carpet Flooring
- Large Recreation/Entertaining Room Featuring a Wet Bar with Custom Cabinetry, Sink, Tile Backsplash, and Floating Display Shelf
- Guest Bedroom with Large Window and Walk-in Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 75-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Sump Pump
- Rough-In Air Conditioning
- Rough-In Hydronic In-Floor Heat in Basement

EXTERIOR

- Premium Hardie Board Siding
- Low Maintenance, Dual-Pane Vinyl Windows
- Brushed Concrete Walkways and Rear Patio
- Full Landscaping Package
- BBQ Gas Line in Rear Yard
- Double Detached Garage

WARRANTY & SERVICES

- Builder Warranty Program
- Alberta New Home Warranty Program

SELLER RESERVES THE RIGHT TO MODIFY THE ABOVE SPECIFICATIONS WITHOUT NOTICE

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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