

# NEWINFILLS

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## 1409 10 AVENUE SE | FEATURES & SPECIFICATIONS

### FEATURES

- 3-Storey Semi-Detached Infill by Professional Custom Homes
- Situated in Inglewood, Steps to Restaurants, Coffee Shops, Boutique Stores, and More
- 3,091 Square Feet of Total Living Space (2,266 Sq Ft Above Grade)
- 6 Bedrooms in Total (4 Upstairs + 2 Downstairs)
- Fully Developed Legal Basement Suite with 2 Bedrooms & 2 Bathrooms
- Flat Painted Ceilings Throughout
- Double Detached Garage

### MAIN FLOOR

- Soaring 9' Flat Painted Ceilings
- Engineered Hardwood Flooring
- Kitchen with Ceiling-High White and Wood Grain Cabinetry, Quartz Countertops, Matte Straight Stack Tile Backsplash, 10 ft Island with Waterfall Feature, and Modern Black Hardware and Plumbing Fixtures
- Upgraded Jenn-Air appliance Package, Including Gas Stove and French Door Refrigerator
- Living Room Features Gas Fireplace with Lower Cabinetry, Floating Shelves and Ceiling-Height Tile, and Sliding Glass Doors to Rear Deck/Fenced Backyard
- Stylish Powder Room and Mudroom with Full-Height Tiled Walls
- Hardwood Flooring on Staircase Going Upstairs

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## SECOND FLOOR

- Engineered Hardwood Flooring Throughout
- 3 Generous Sized Bedrooms with Large Windows & Closets with Built-ins
- 2 Full Main Bathrooms with Tile Flooring, Quartz Vanity with Undermount Sinks, Full-Height Tile Tub/Shower Surround
- Large Office/Den Area
- Walk-in Laundry Room with Quartz Folding Counter, Hanging Rod, Wood Grain Cabinets, and Space for Side-by-Side Washer/Dryer (not included)

## THIRD FLOOR

- Spacious Primary Quarters Features a Gas Fireplace with Ceiling-Height Tile Surround and a Private Balcony
- Large Walk-in Closet with Built-in Shelving
- Luxurious 5-Piece Ensuite Features a Freestanding Soaker Tub with Full-Height Herringbone Tiled Feature Wall, a Large Glass and Tiled Steam Shower with Built-in Bench, Quartz Countertops with Toe-Kick Lighting, Dual Vanities with Undermount Sinks, and In-Floor Heating

## BASEMENT

- Flat 9' Painted Ceilings
- Luxury Vinyl Plank Flooring with In-Floor Heating Throughout
- Expansive Recreation Room with Area for TV
- Open Concept Kitchen with Stainless Steel Samsung Appliances, Quartz Countertops with a Waterfall Edge, and Ceiling-Height Woodgrain Cabinetry
- 2 Generous Sized Bedrooms with Large Closets
- 2 Full Bathrooms with Tile Flooring, Quartz Vanities, and Tub/Shower Combos
- In-Suite Laundry Closet with Space for Stackable Washer/Dryer (not included)
- Private Front Concrete Patio Leads to Private Entrance Separate to Main Home

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## PLUMBING, HEATING, & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- Heat Recovery Ventilation Unit (HRV) for Circulation & Cleaner Air
- 75-Gallon Hot Water Tank
- Central Air Conditioning Rough-in
- Hydronic In-Floor Heating
- Radon Mitigation System Rough-in
- 100 Amp Electrical Panel (located in the garage)
- Sump Pump

## EXTERIOR

- Low Maintenance, Hardie Board & Brick Exterior
- Full Landscaping Package Included
- Broom Finished Concrete Walkways
- Pressure Treated Fences & Gates

## WARRANTY & SERVICES

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

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