

NEWINFILLS

318 28 AVENUE NE | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill in Tuxedo Park
- 2,535 Square Feet of Developed Living Space (1,759 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Fully Developed Legal Basement Suite with Separate Entrance and Laundry Hookups (775 Square Feet)
- Double Detached Garage
- Designer Spec Package with Upgraded Lighting Package and Extensive Pot Lighting

MAIN FLOOR

- 10' Ceilings and 8' Interior Passage Doors Throughout
- Wide Plank, Engineered Hardwood Flooring
- Stainless Steel Appliance Package with Gas Range, French Door Refrigerator, Built-In Hood Fan, Dishwasher and Built-In Microwave
- Custom Built Shaker Style Cabinetry with Built-In Pantry
- Shaker Style Kitchen Island with Breakfast Bar Seating and Dual Basin Undermount Stainless-Steel Sink
- Formal Dining Room with Large Window and Designer Light Fixture
- Living Room with Gas Fireplace, Mantle/Feature Wall, and Sliding Glass Doors to Rear Patio and Yard
- Powder Room with Custom Vanity, Quartz Countertops, Undermount Sink, and Wall Mounted Sconces
- Tiled Mudroom with Built-In Storage/Hooks and Access to Rear Garage
- Private Side Entrance with Access to Legal Basement Suite

UPPER FLOOR

- 9' Ceilings Throughout
- Masters Quarters Features Oversized Window and Large Walk-In Closet with Custom Built-In Shelving and Drawers
- Private 5-Piece Ensuite with In-floor Heating, Quartz Countertops, Dual Undermount Sinks, Tiled Shower with 10mm Glass Door, Free Standing Soaker Tub with Wall-Mounted Tub Filler, and Private Water Closet
- Laundry Room with Tile Floor
- Main Bathroom Features Quartz Countertop, Undermount Sink, Tile Flooring, and Full-Height Tile Tub/Shower Surround
- Two Secondary Bedrooms with Large Windows and Closets

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

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BASEMENT (LEGAL ONE-BEDROOM SUITE)

- Private Side Entrance with Paved Walkway to Front Sidewalk
- 9' Ceilings Throughout
- Durable Luxury Vinyl Flooring Throughout
- Kitchen with Quartz Counters, Undermount Stainless Steel Sink, and Full-Sized Stainless-Steel Appliances
- Living Room and Dining Nook
- Large Built-In Linen Closet and Extra Under-Stair Storage
- Bedroom with Large Window and Walk-in Closet
- Separate Laundry Hook Ups with Space for Full-Sized Washer/Dryer
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- Two High-Efficiency Furnaces with Humidifiers
- 48-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Rough-In for Central Air Conditioning

EXTERIOR

- Premium Hardie Board and Board and Batten 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

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