

NEWINFILLS

128 30 AVENUE NW - FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill
- Double Detached Garage
- 4 Bedrooms (3 Up/ 1Down)
- 5" Baseboards and 3.5" Casings
- LED Pot Lighting and Decora Plugs and Switches Throughout
- Wood Lacquered Railing with Black Metal
- Chrome Hardware and Fixtures

MAIN FLOOR

- 9' Ceilings
- Wide Plank, Engineered Light Oak Hardwood Flooring
- Stainless Steel Appliance Package (Kitchen Aid)
- Two-Tone Flat Panel Kitchen Cabinetry with Subway Tile Backsplash to Match Countertops
- Kitchen Island with Quartz Countertop, Large Single Basin Under-Mount Sink, and Black Faucet
- Gas range with Feature Hood Fan and Wall Microwave
- Formal Dining Room with Large South Facing Windows
- Living Room Features 36" Gas Fireplace with Tile Feature, Wood Mantle & Outlets for Wall Mounted TV
- Powder Room with Custom Flat Panel Cabinetry and Quartz Countertop
- Sliding Patio Door Leading to Patio
- In-Ceiling Speakers Roughed-In for Living Room
- Large Tiled Mudroom with Private Closet

UPPER FLOOR

- Large Windows at Staircase Leading Up
- 9' Ceilings
- Masters Quarters features Huge Windows with South Views, Huge Walk-in Closet with Built-in Cabinetry, Nice Sitting Area, and Barn Door to the Large Ensuite Bathroom
- Ensuite Bathroom includes Floating Vanity, Dual Sinks, Quartz Countertops, Full Height/Width Mirror, Tiled Shower with 10mm Glass/Rain Head/Body Jets, Freestanding Soaker Tub, 2 Tiled Feature Walls, and Formal Water Closet

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, Tiled Flooring and Tiled Tub Surround
- Two Generous-sized Secondary Bedrooms with Oversized Windows and Large Closets with Custom Millwork
- Laundry Room with Tiled Floor and Floor Drain, Sink, Storage, and Quartz Countertops
- Linen Closet in Hallway

BASEMENT

- 9' Ceilings
- Large Bedroom with Walk-in Closet with Custom Millwork and Oversized Window
- Bathroom with Direct Access to Bedroom, Quartz Countertop, Under-Mount Sink, Tile Flooring, and Tub Surround
- Entertaining Area Features Large Open Space and Wet Bar with Tile Floor and Quartz Countertop & Backsplash
- Custom Millwork Media Unit
- Speakers & Projector Roughed-In for Entertaining Area
- LED Pot Lights

PLUMBING, HEATING & ELECTRICAL

- High-efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Sump Pump

EXTERIOR

- Brushed Concrete Walks
- Pressure-Treated Fences
- Landscaping Package
- BBQ Gas Line off Rear Deck
- Low Maintenance, Dual-Pane Vinyl Windows

WARRANTY & SERVICES

- Progressive New Home Warranty Program

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF 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.