

# NEWINFILLS

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## 2722 17 STREET SE | FEATURES & SPECIFICATIONS

### FEATURES

- 2-Storey Semi-Detached Infill in Inglewood
- 2,525 Square Feet of Developed Living Space (1,752 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and Fourth Bathroom
- Quartz Countertops Throughout
- Upgraded Designer Lighting Package with Extensive Pot Lighting, and Decora Plugs/Switches Throughout

### 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 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
- Living Room with Gas Fireplace, Built-In Millwork, and Sliding Glass Doors to Rear Patio and Yard
- Powder Room with Custom Vanity, Quartz Countertops, Undermount Sink, and Designer Pendant Light Fixture
- Tiled Mudroom with Built-In Storage and Hooks

### UPPER FLOOR

- 9' Ceilings Throughout
- Masters Quarters Features Oversized Window and Large Walk-In Closet with Custom Built Shelving/Drawers
- Private 5-Piece Ensuite with In-floor Heating, Quartz Countertops, Dual Undermount Sinks, Tiled Shower with 10mm Glass Door, Free Standing Soaker Tub, and Formal Water Closet
- Laundry Room with Tile Floor and Built-In Upper Cabinetry

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

## **BASEMENT**

- Plush Carpet Flooring
- Large Recreation/Entertaining Room Featuring a Wet Bar with Custom Cabinetry, Sink, Tile Backsplash, and Floating Display Shelves
- 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
- 48-Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Air Conditioning Rough-In
- Central Vacuum Rough-In
- Sump Pump

## **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

BUILDER RESERVES THE RIGHT TO MODIFY SPECIFICATIONS BASED ON SITE CONDITIONS

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