

NEWINFILLS

2227 32 AVENUE SW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill
- South Back Yard Exposure
- Double Detached Garage
- 4 Bedrooms (3 Up/1 Down)
- Fully Developed Basement with Large Rec Room, Bar, Built-In Entertainment Unit with Roughed-In Projector, Screen and Sound System, Spacious Bedroom, and Full Bathroom
- Oversized Double-Pane Low E Windows Throughout
- Wide-Plank Engineered Oak Hardwood Flooring on Main and Upper Floor
- Low Voltage Light Fixtures and Energy Efficient LED Pot Lighting

MAIN FLOOR

- 10' Painted Ceilings with 8' Passage Doors
- Kitchen Featuring Quartz Countertops, Custom Cabinetry with Soft-Close Hardware, Tile Backsplash, and a Built-In Pantry
- Oversized Central Island with Quartz Counters, Undermount Sink, and Bar Seating
- Bosch Stainless-Steel Appliance Package Includes Refrigerator, Gas Cooktop, Built-In Hood Fan, Built-in Wall Oven, Built-in Microwave, and Dishwasher
- Formal Dining Area with View of Front Yard
- Living Room Featuring Expansive Windows, Sliding Glass Doors, Remote-Controlled Gas Fireplace with Tile Detailing and Custom Millwork
- Powder Room with Cabinet, Linear Mirror, Quartz Countertops, and Undermount Sink
- Rear Tiled Mudroom with Built-in Cabinets, Built-In Bench, and Hooks

UPPER FLOOR

- 9' Ceilings with 8' Doors and Wide Plank Engineered Oak Hardwood Flooring
- Master Suite Features Vaulted Ceiling, Dual Walk-In Closets, and Built-In Custom Makeup Desk
- 5-Piece Ensuite with Heated Tile Floors, Roughed-In Steam Shower with Full Height Tile, Free-Standing Soaker Tub, Modern Vanity, Dual Undermount Sinks and Water Closet
- Main Bath with Quartz Countertops, Dual Undermount Sinks and Private Separated Tub/Toilet Area
- Laundry Room with Sink, Built-In Cabinetry and Quartz Countertops
- Second and Third Bedrooms each have Closets with Custom Built-Ins

403.800.3252 | **URBANUPGRADE & NEWINFILLS**

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

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BASEMENT

- Fully Developed with 9' Ceilings and Custom Carpet with 8lb Underlay
- Expansive Rec Room with Full Bar, Built-In Entertainment Unit with Roughed-In Projector, Screen and Sound System
- Bar Features Quartz Countertop, Custom Built-In Cabinetry, Sink, and Bar Fridge
- Bright Guest Bedroom with Large Window and Large Walk-In Closet
- Full Bathroom with Tiled Flooring, Quartz Countertop and Tiled Tub Surround

PLUMBING, HEATING & ELECTRICAL

- High-Efficiency Furnace with Humidifier
- 50-Gallon Hot Water Tank
- Security System Roughed-In
- Air Conditioning Roughed-In
- Roughed-In VacuFlo including Roughed-In Foot Pan in Kitchen
- Roughed-In In-Floor Heat in Basement

EXTERIOR

- Hardie Board, Smartboard, and Stone
- Brushed Concrete Front Walkway
- Metal Clad Exterior Doors with Glass
- Low Maintenance Double-Pane Windows
- Pressure-Treated Wood Fence
- Low Maintenance Landscaping with Trees
- Pressure Treated Wood Deck with Gas Line for BBQ
- Asphalt Shingle Roof

WARRANTY & SERVICES

- Progressive New Home Warranty Program

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE

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