

1,648 Sq. Ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 1404

## SPECIAL FEATURES: (Included in Sale Price\*)

### Main Home:

- **SHOWHOME – Comes Fully Furnished**
- Contemporary architectural design
- Double attached garage
- Front yard landscaping
- 10' x 10' pressure treated rear deck
- 9' main floor
- 3 bedroom, 2.5 baths
- Large kitchen Island with corner pantry
- Cabinets to ceiling with frosted glass doors on uppers
- Hood fan and built in microwave
- Quartz countertops & ceramic tile backsplash in kitchen
- Stainless steel Whirlpool, range, fridge, dishwasher
- Spindle railing
- Laminate & vinyl tile flooring on main floor
- Second floor laundry room c/w Whirlpool washer & dryer
- 5-piece ensuite bath off master suite
- Large walk-in closet
- HRV – Heat Recovery Ventilator
- 92% Hi – efficiency direct vent gas furnace
- Power humidifier & programmable thermostat

### Also included:

- Legal fees and closing costs when using Builder's lawyer and approved lender
- Alberta New Home Warranty coverage



**SPECIAL SALE PRICE:**  
**Listing Sold**

(Price includes: House, Lot, GST)

**Model:**  
Cardiff A

**Availability:**  
No longer available

**Address:**  
63 Roberge Close  
St. Albert, Alberta

**Legal Description:**  
Lot 40, Block 1, Plan 182-0717

\* Pricing, specifications, and availability are all subject to change without notice.

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EXPECT TO BE IMPRESSED



TEL: 780-472-8362  
ENCORE MASTER BUILDER INC.



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4