

2,523 sq.ft.  
4 Bedrooms  
3 Bathrooms

Promo Listing: 8637

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

### Main Home:

- Fully developed 4 bedroom bungalow
- Oversized attached garage
- Corner pie lot
- 9' ceilings throughout
- Large island and walk in pantry in kitchen
- Electric fireplace in living room
- Laminate & vinyl tile flooring on main floor
- Quartz countertops & ceramic tile backsplash in kitchen
- Basement includes large games room with wetbar
- Generous appliance credit
- HRV – Heat Recovery Ventilator
- 92% Hi – efficiency direct vent gas furnace
- Power humidifier & programmable thermostat
- *Energy Star* low-emission windows

### Also includes:

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

### Exterior Colours:

- Siding – To be determined
- Trim – To be determined
- Exterior Stone – To be determined
- Shakes – To be determined



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

(Price includes: House, Lot, GST)

**Model:**  
Katelyn

**Availability:**  
No longer available

**Address:**  
54 Calista Way  
Spruce Grove, Alberta

**Legal Description:**  
Lot: 21 Block: 1 Plan 172-3053

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

**Encore<sup>TM</sup>**  
**MASTER BUILDER**  
EXPECT TO BE IMPRESSED



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