

2,116 sq.ft. developed  
4 Bedrooms  
3.5 Bathrooms

Promo Listing: 8639

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

**Main Home:**

- Huge pie shaped lot
- 4 Bedrooms plus bonus room
- 3½ Bathrooms
- Main floor den with double French doors
- Open concept with large dining area off kitchen
- Oversized windows off the rear of home
- Laminate flooring throughout main floor
- Generous appliance credit
- Quartz countertops in kitchen
- Electric fireplace custom feature wall in living room
- Iron spindle railings on stairs
- Large ensuite off owners suite with tiled shower
- Double car attached garage
- Heat Recovery Ventilator (HRV)
- 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:**  
Carter

**Availability:**  
No longer available

**Address:**  
30 Copperhaven Dr.  
Spruce Grove, Alberta

**Legal Description:**  
Lot: 15 Block: 2 Plan: 172-3050

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

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



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