

2,501 sq.ft.
3 Bedrooms
2.5 Bathrooms

Promo Listing: 1440

SPECIAL FEATURES: (Included in Sale Price*)

Main Home:

- **BONUS:** Window Coverings
- **Contemporary architectural design**
- **Large pie-shaped lot**
- **9-foot ceilings throughout**
- **Main floor office with double French doors**
- Grand owners suite with large walk-in-closet and step up to beautiful ensuite
- Ensuite includes tile shower, soaker tub, and double sinks
- 3 bedroom, 2½ baths
- Large bonus room with oversized windows on second floor
- Laminate & vinyl tile flooring on main floor
- L-shaped kitchen with walk-thru pantry
- Large prep island
- Quartz countertops throughout home
- Second floor laundry room
- Iron spindle railing on stairs
- Black plumbing fixtures and door hardware
- 8' front door
- 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

Exterior Colours:

- Siding – Granite
- Vertical Aluminum – Cedar Bark
- Hardie Panels – Monterey Taupe
- Brick – Manchester
- Trim – Black



SPECIAL SALE PRICE:
Listing Sold

(Price includes: House, Lot, GST)

Model:
Claire

Availability:
No longer available

Address:
120 Rankin Drive
St. Albert, Alberta

Legal Description:
Lot: 64 Block: 5 Plan: 212-2033

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

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



info@encorehomes.ca
EncoreHomes.ca



11344 - 119 Street
Edmonton, AB T5G 2X4