

1,279 sq.ft. (+989 basement)

4 Bedrooms

3 Bathrooms

Promo Listing: 1448

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

### Main Home:

- Walkout bungalow
- Backs onto pond
- 989 sq.ft. fully developed basement
- Large lot
- 9' ceilings throughout
- 2 bedrooms on main floor
- Owners suite features ensuite with double sinks and tiled shower
- Basement includes: large Rec Room, Laundry Room, 2 additional Bedrooms, full Bathroom
- Kitchen boasts oversized island, walk-in pantry, ample cabinetry
- 50" electric fireplace
- Laminate & vinyl-tile flooring on main floor
- Canopy hoodfan and built-in microwave
- Quartz countertops & ceramic-tile backsplash in Kitchen
- Generous appliance allowance
- Railings with glass inserts on stairwell
- Duradek deck off the Living Room
- Concrete pad off walkout
- HRV – Heat Recovery Ventilator
- 92% Hi-efficiency direct-vent gas furnace
- Power humidifier & programmable thermostat

### Also included in price:

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



## SPECIAL SALE PRICE:

**\$667,800\***

(Price includes: House, Lot, GST)

### Model:

Jacob Walkout

### Availability:

October 2023

### Address:

19 Red Crest Way  
St. Albert, Alberta

### Legal Description:

Lot: 7, Block: 4 Plan: 212-1819

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

**Encore<sup>®</sup>**  
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