# Rose w/ Garden Suite

1,636 sq.ft. (+602 suite)

## Promo Listing: CH101

**Availability:**

No longer available

**Model:**

Rose w/ Garden Suite

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

**Main Features:**

- **Contemporary architectural design**
- **2-bedroom Garage Suite**
- **Double detached garage**
- **29' x 10' rear deck**
- 9' basement & main floor
- 3 bedroom, 2.5 baths
- Home office with custom built in desk and storage on main floor
- Large kitchen with custom cabinetry, prep island and pantry
- Built in banquette
- Quartz countertops in kitchen and bathrooms
- Vinyl plank flooring throughout main floor
- Custom built bench and storage in back entry
- Fireplace with custom surround and shelving in living room
- Second floor laundry room
- Ensuite and walk-in closet in master suite
- Side entry for future basement suite
- HRV – Heat Recovery Ventilator
- Legal fees & closing costs when using builders lawyer
- Alberta New Home Warranty coverage

**Garden / Garage Suite (686 sq.ft.):**

- 2 Bedroom, 1 bath
- Side entry
- Full kitchen
- Laundry
- **All appliances included**

**SPECIAL SALE PRICE:**

**Listing Sold**

(Price includes: House, Lot, GST)

**Bedrooms:**

3 Bedrooms

**Bathrooms:**

2.5 Bathrooms

**Address:**

30 Chartres Close
St. Albert, Alberta

**Legal Description:**

Lot: 15 Block: 5 Plan: 242-2526

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

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