

1,378 Sq. Ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 4364

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

**Main Home:**

- 3 Bedrooms, 2½ baths
- Laminate flooring on main floor
- Spacious kitchen with island and double door pantry
- Quartz countertops and ceramic tile backsplash in kitchen
- Vinyl plank tile flooring in bathrooms
- Iron spindle railings
- Second-floor laundry
- Large secondary bedrooms
- Spacious ensuite with 5' shower and walk-in closet
- Rounded corners throughout
- Spatter coat ceilings throughout
- Oversized windows
- Stainless-steel appliances package
- Rear 20' x 22' concrete pad
- Rear deck piles and nailer
- Energy Star low-E windows

**Also included in price:**

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

**Exterior Colours:**

- Board & Baton – White
- Vinyl Siding – Grey
- Trim – White
- Metal Roof – Black



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

(Price includes: House, Lot, GST)

**Model:**  
Cypress

**Availability:**  
No longer available

**Address:**  
536 Kleins Crescent  
Leduc, Alberta

**Legal Description:**  
Lot: 40 Block: 3 Plan:182-2724

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

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