

1,457 Sq. Ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 4360

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

### Main Home:

- Contemporary exterior
- 50" electric fireplace with custom mantle
- 9' ceilings on main
- Flex room on main floor – perfect for a home office
- 3 Bedrooms, 2½ baths
- Laundry on second floor
- Granite countertops and ceramic backsplash in kitchen
- Large kitchen with prep island and 42" upper cabinets
- Walk-in pantry
- Laminate flooring on main floor
- Vinyl tile flooring in bathrooms
- Ensuite shower upgraded to tiled walls
- Carpet flooring on second floor
- Owners suite includes walk-in closet and ensuite with his & her sinks
- Energy Star Low E windows
- Whirlpool stainless steel appliances, front-load washer/dryer
- Concrete parking pad and driveway
- Optional 20' x 22' detached garage

### Also included:

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

### Exterior Colours:

- To be determined



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

(Price includes: House, Lot, GST)

### Model:

Azalea I

### Availability:

No longer available

### Address:

552 Kleins Crescent  
Leduc, Alberta

### Legal Description:

Lot: 32 Block: 13 Plan: 182-2724

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

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