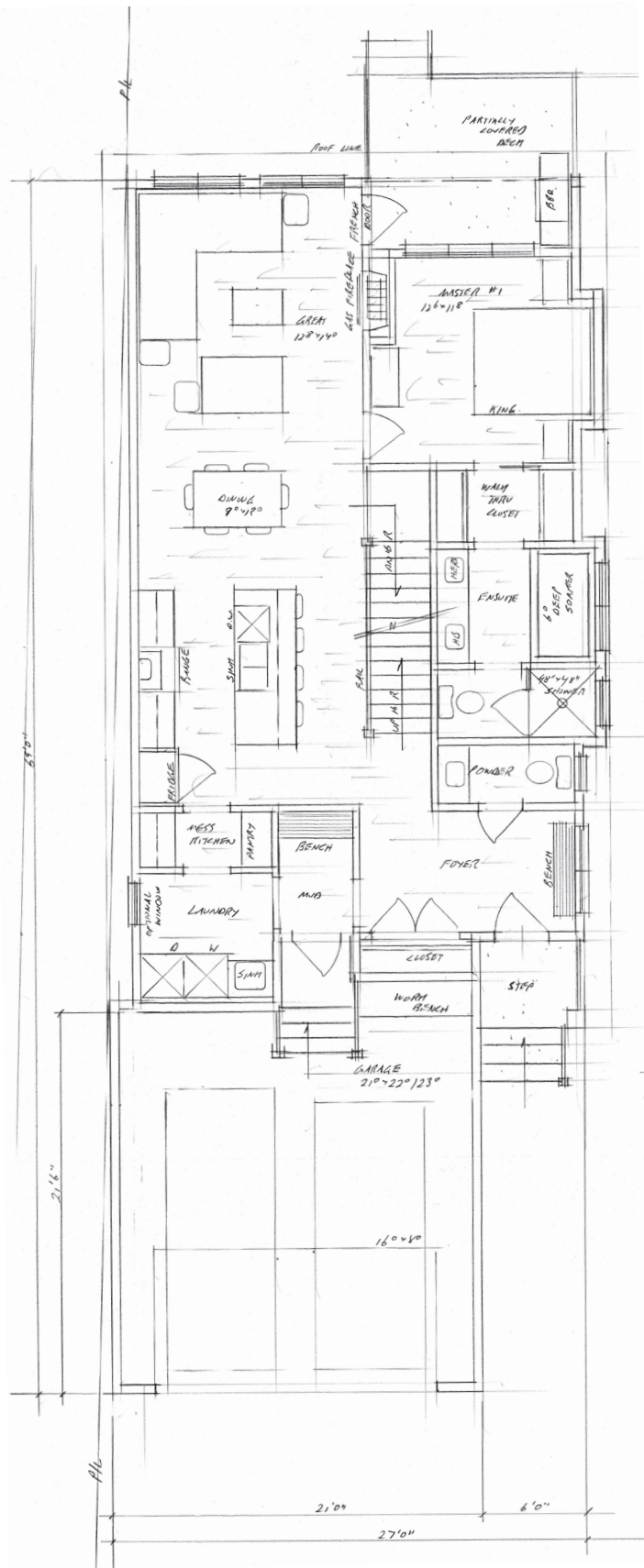
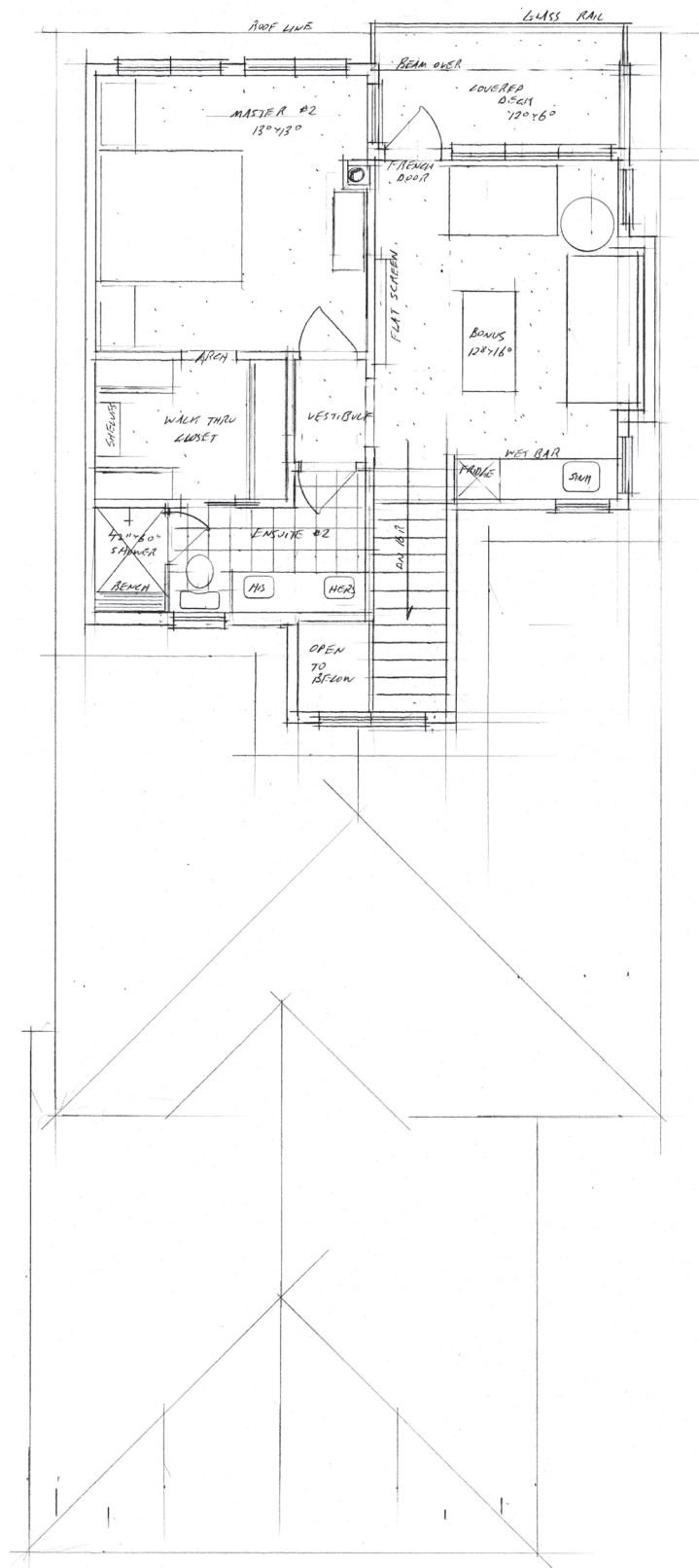


60 WALCREST HILL

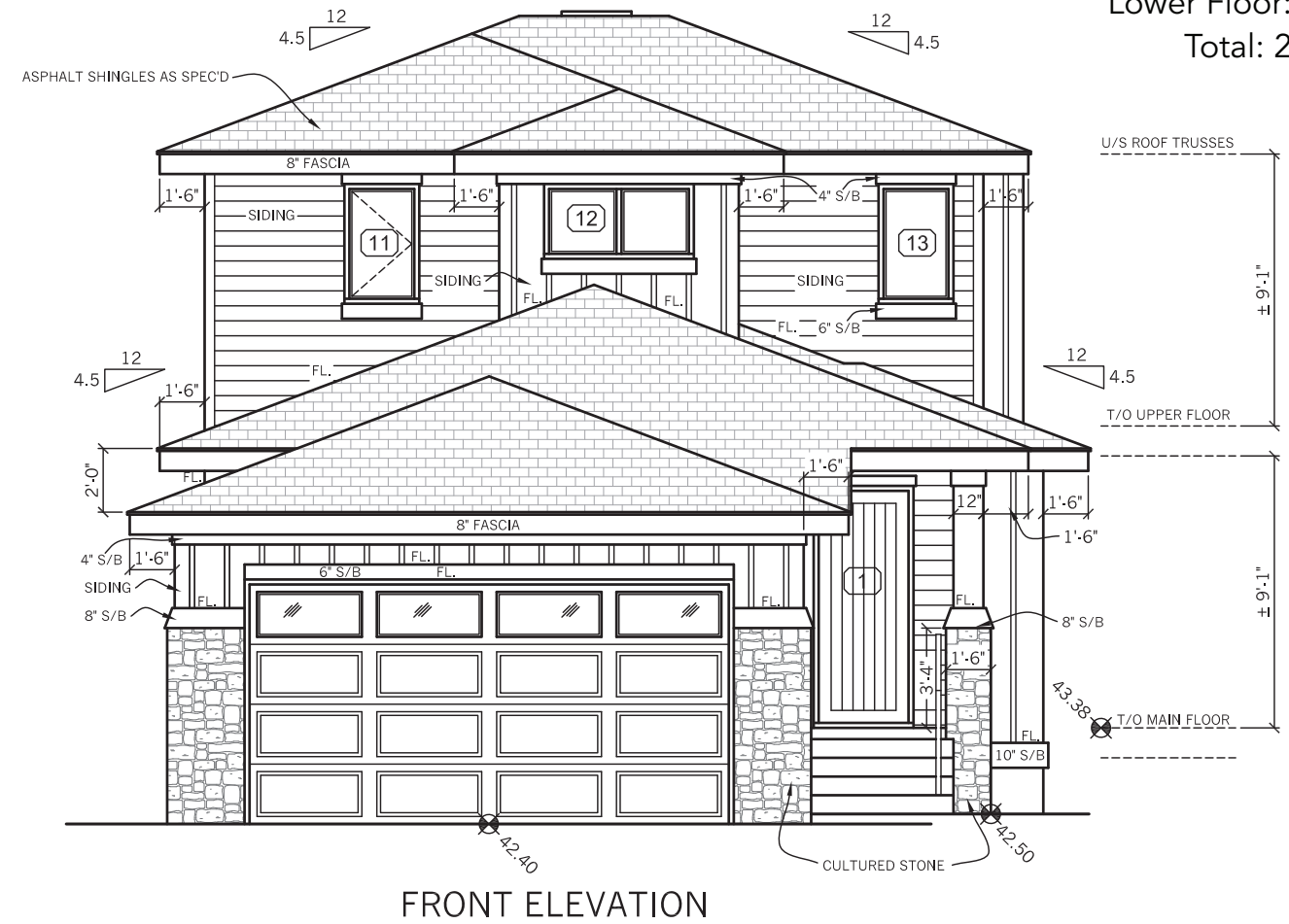
Main Floor: 1,170 sq. ft.
Upper Floor: 591 sq. ft.
Lower Floor: 925 sq. ft.
Total: 2,686 sq. ft.



MAIN FLOOR 1,170 SQ. FT.



UPPER FLOOR 591 SQ. FT.



FRONT ELEVATION

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INTERIOR

9'0" ceiling height on main, upper and lower floors.

10'6" ceiling height in garage (suitable for car lift).

Custom designed kitchen features 2 tone cabinets c/w soft close drawers, connected mess kitchen and generous pantry storage wall.

Samsung Stainless Steel appliance package includes 36" Gas Range, Dishwasher, Fridge 4D French and Space Saver Microwave. Allowance \$6,500.00 + GST

Upgraded flooring spec including 7" Plank Ethos Signature Luxury Vinyl flooring on the entire main floor. Shaw "All Over it 1" carpet spec over 8lb underpad for upper & lower development.

Upgraded oversize porcelain tiling in all bathrooms and master ensuite tile flooring features electric radiant floor heating.

Carrier zoned furnace for individual heating and cooling for separate zones completed with Active HRV.

Gas burning 42" Linear Heat & Glo Slimline SL9IFT fireplace in great room c/w custom built maple mantle and tile facing floor to ceiling with TV recess above.

Custom built bench c/w back panel in mud room.

Large dual access main floor laundry room c/w sink and linen storage.

Main floor master bedroom design c/w 5pc ensuite and oversized tile shower and 10mil glazing shower door.

Upper floor suite (591 sq.ft.) includes loft/bonus room, wet bar, covered balcony, large master bedroom with oversized walk thru closet and 4pc ensuite.

Delta Matte Black Trinsic plumbing fixtures, Kohler 1 piece toilets for all bathrooms.

Signature floating bench in foyer c/w interior masonry wall feature.

All secondary closets finished with custom built textured melamine finishing and solid chrome closet rods. (No wire shelving)

5.1 Home theatre rough-in for upper bonus room

Light fixture package includes 30 – 4" LED potlights and additional \$2,500 LED light fixture package.

Contemporary floating 6mil glass railing with solid maple rail/stringer.

Oversize garage (21'0" x 22'0"/23'0") with 10'6" ceiling suitable for car lift.

Lower level development includes 2 large bedrooms, 4pc bath, rec room/media room with large windows for natural lighting.

8'0" and 7'0" solid core interior passage doors.

EXTERIOR

James Hardie siding and board/batten combination for modified "Farmhouse" exterior.

Triple glazed double low E argon glazing windows.

Oversized exterior doors with multipoint hardware.

120 sq.ft. partially covered main floor c/w duradeck decking and glass rail and stairs to grade.

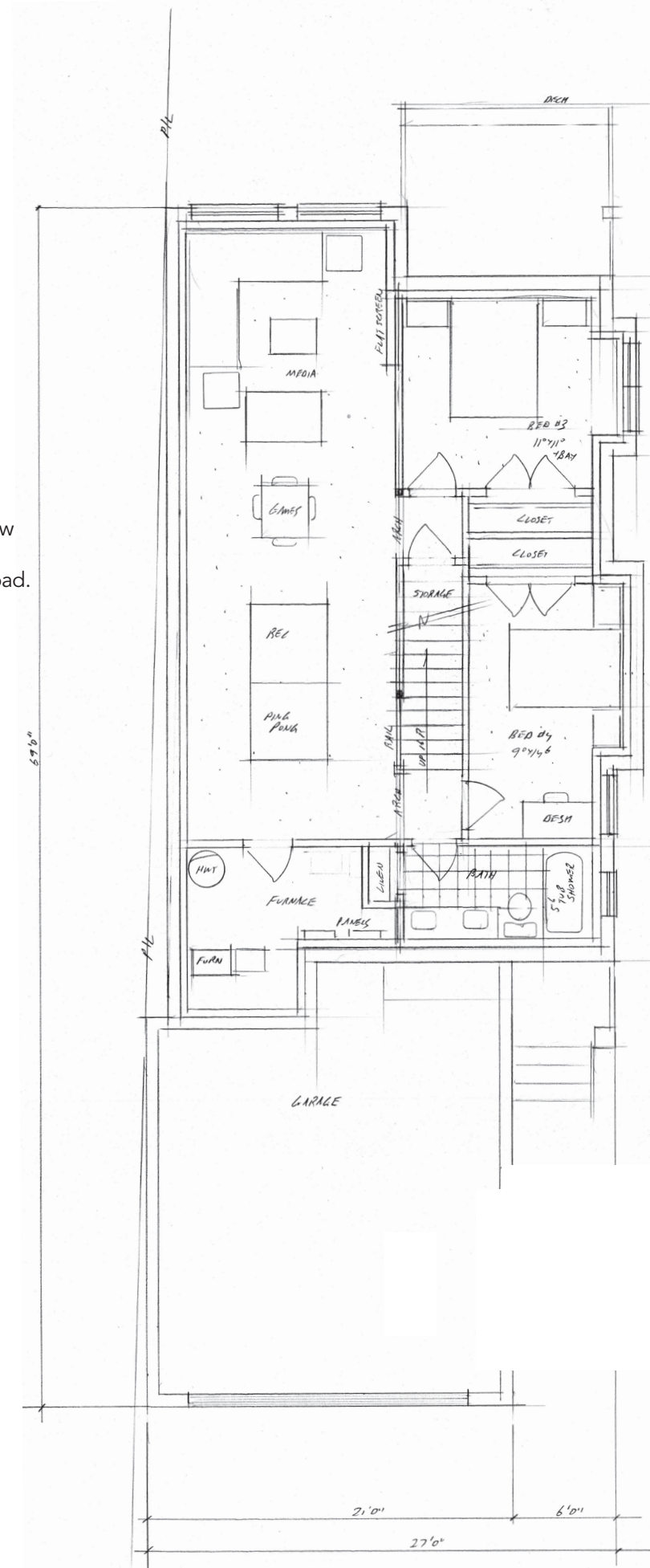
72 sq.ft. fully covered upper floor balcony c/w duradeck decking and glass railing.

16'0" x 8'0" insulated sectional steel door Wayne Dalton 9605 c/w Genie connected Pro WIFI garage door operator, side mount application, 1 hand control each and 1 remote keyless entry keypad.

Exposed Aggregate Concrete Driveway and Sidewalk on right side yard.

Cambridge Architectural Series Laminated Shingles c/w High Profile Ridge Capping.

Oversized Premium Lot Features Unique City, Mountain and Bow River Views through maximized window area implementation.



LOWER FLOOR 925 SQ. FT.