

1,490 sq.ft (+698 suite)  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: BL102

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

### Main Home (w/ Basement Suite):

- Contemporary architectural design
- 2-bedroom basement suite c/w exterior stairwell
- 400 sq.ft. Rooftop Patio
- Front and backyard landscaping
- Double detached garage
- 7' x 10' private balcony off Owner Suite
- 9' Main Floor ceilings
- 3 bedroom, 2½ baths
- Storage room on main floor
- Large kitchen with custom cabinetry, prep island and walk-in pantry
- Custom barn doors
- Quartz countertops & ceramic tile backsplash in kitchen
- Vinyl-plank flooring throughout main floor
- 50" linear fireplace with custom surround
- Custom built bench and storage in back entry
- Generous appliance allowance
- Second-floor laundry
- Large ensuite and walk-in closet in Owner Suite
- Geothermal heating and cooling
- Smart Room thermostats
- HRV – Heat Recovery Ventilator

### 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:**  
**Listing Sold**

(Price includes: House, Lot, GST)

**Model:**  
Brooklyn B20

**Availability:**  
No longer available

**Address:**  
8077 Cedric Mah Road  
Edmonton, Alberta

**Legal Description:**  
Lot: 19 Block: 5 Plan: 212-0299

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

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