

# Rose w/ Garden Suite

1,636 sq.ft. (+602 suite)  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: CH101

## 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:

**\$839,800\***

(Price includes: House, Lot, GST)

### Model:

Rose w/ Garden Suite

### Availability:

July 2026

### 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.

**Encore**  
**MASTER BUILDER**  
EXPECT TO BE IMPRESSED



**BUILDER OF CHOICE  
WINNER 2023**



**BEST CUSTOMER  
EXPERIENCE**



TEL: 780-472-8362  
ENCORE MASTER BUILDER INC.



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4