

## Brooklyn - Unit A

sq.ft. + developed basement  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: BL015

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

- Contemporary architectural design
- End Unit
- Front and backyard landscaping
- Double detached garage
- 6' by 9' private balcony off Master Suite
- 9' ceilings on main floor
- 3 bedroom, 3.5 baths
- Full basement development including Fitness Room, Games Room, and full bathroom
- Fitness Room includes glass wall and glass door, rubber flooring, and a mirrored wall
- Large Games Room in basement includes a wet bar
- Floor-to-ceiling windows in living room
- Large kitchen with custom cabinetry, prep island and cabinet pantry
- Custom barn doors
- Quartz countertops & ceramic tile backsplash in kitchen
- Vinyl-plank flooring throughout main floor
- Custom-built bench and storage in back entry
- Stainless-steel Whirlpool, range, fridge, dishwasher & OTR microwave
- Second-floor laundry c/w Whirlpool front load washer & dryer
- Large ensuite and walk-in closet in master suite
- Geo-thermal heating and cooling
- Smart room thermostats
- HRV – Heat Recovery Ventilator
- Legal fees & closing costs when using builder's lawyer
- Alberta New Home Warranty coverage



### SPECIAL SALE PRICE: Listing Sold

(Price includes: House, Lot, GST)

#### Model:

Brooklyn - Unit A

#### Availability:

No longer available

#### Address:

2788 Blatchford Road  
Edmonton, Alberta

#### Legal Description:

Lot: 15 Block: 1 Plan: 182-2441

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

**Encore<sup>®</sup>**  
**MASTER BUILDER**  
EXPECT TO BE IMPRESSED



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



info@encorehomes.ca  
EncoreHomes.ca



11344 - 119 Street  
Edmonton, AB T5G 2X4