

# Brooklyn - Unit C2 w/ Garden Suite

1,615 sq.ft. w/ Garden Suite  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: BL025

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

### Main Home:

- Contemporary architectural design
- Front and backyard landscaping
- Double detached garage (with Rental Suite)
- Private balcony off master suite
- Side entrance
- 9' main floor
- 3 Bedrooms, 2½ baths
- Large front entry and open floorplan
- Floor to ceiling windows in living room
- Large kitchen with custom cabinetry, prep island and cabinet pantry
- Built-in desk in main floor alcove
- Quartz countertops & ceramic tile backsplash in kitchen
- Vinyl plank flooring throughout main floor
- 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
- Geothermal heating and cooling
- Smart room thermostats
- HRV – Heat Recovery Ventilator
- Legal fees and closing costs when using Builder's lawyer and approved lender
- Alberta New Home Warranty coverage

### Rental Suite:

- 1-Bedroom Garden Suite (above garage)



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

(Price includes: House, Lot, GST)

### Model:

Brooklyn - Unit C2 w/ Garden Suite

### Availability:

No longer available

### Address:

2798 Blatchford Road  
Edmonton, Alberta

### Legal Description:

Lot: 20 Block: 1 Plan: 182-2441

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

**Encore<sup>TM</sup>**  
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EXPECT TO BE IMPRESSED



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