

1,648 Sq.Ft.  
3 Bedrooms  
2.5 Bathrooms

Promo Listing: 1405

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

### Main Home:

- Contemporary architectural design
- Double attached garage
- Located next to walking path
- Full yard landscaping
- 10' x 10' pressure treated rear deck
- 9' main floor
- 3 bedroom, 2½ baths
- Large kitchen Island with corner pantry
- Cabinets to ceiling with frosted glass doors on uppers
- Hood fan and built-in microwave
- Quartz countertops & ceramic tile backsplash in kitchen
- Stainless steel Whirlpool, range, fridge, dishwasher
- Spindle railing
- Laminate & vinyl tile flooring on main floor
- Second floor laundry room c/w Whirlpool washer & dryer
- 5-piece ensuite bath off master suite
- Large walk-in closet
- HRV – Heat Recovery Ventilator
- 92% Hi – efficiency direct vent gas furnace
- Power humidifier & programmable thermostat

### Also includes:

- 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:**  
Cardiff B

**Availability:**  
No longer available

**Address:**  
61 Roberge Close  
St. Albert, Alberta

**Legal Description:**  
Lot: 41 Block: 1 Plan: 182-0717

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

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



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