QUICK POSSESSION



MODERN PRAIRIE AP2

Artistic representation only. Actual colours and finishes may vary.

THE **SONORA**

ALPINE PARK
244 BLUEROCK STREET SW

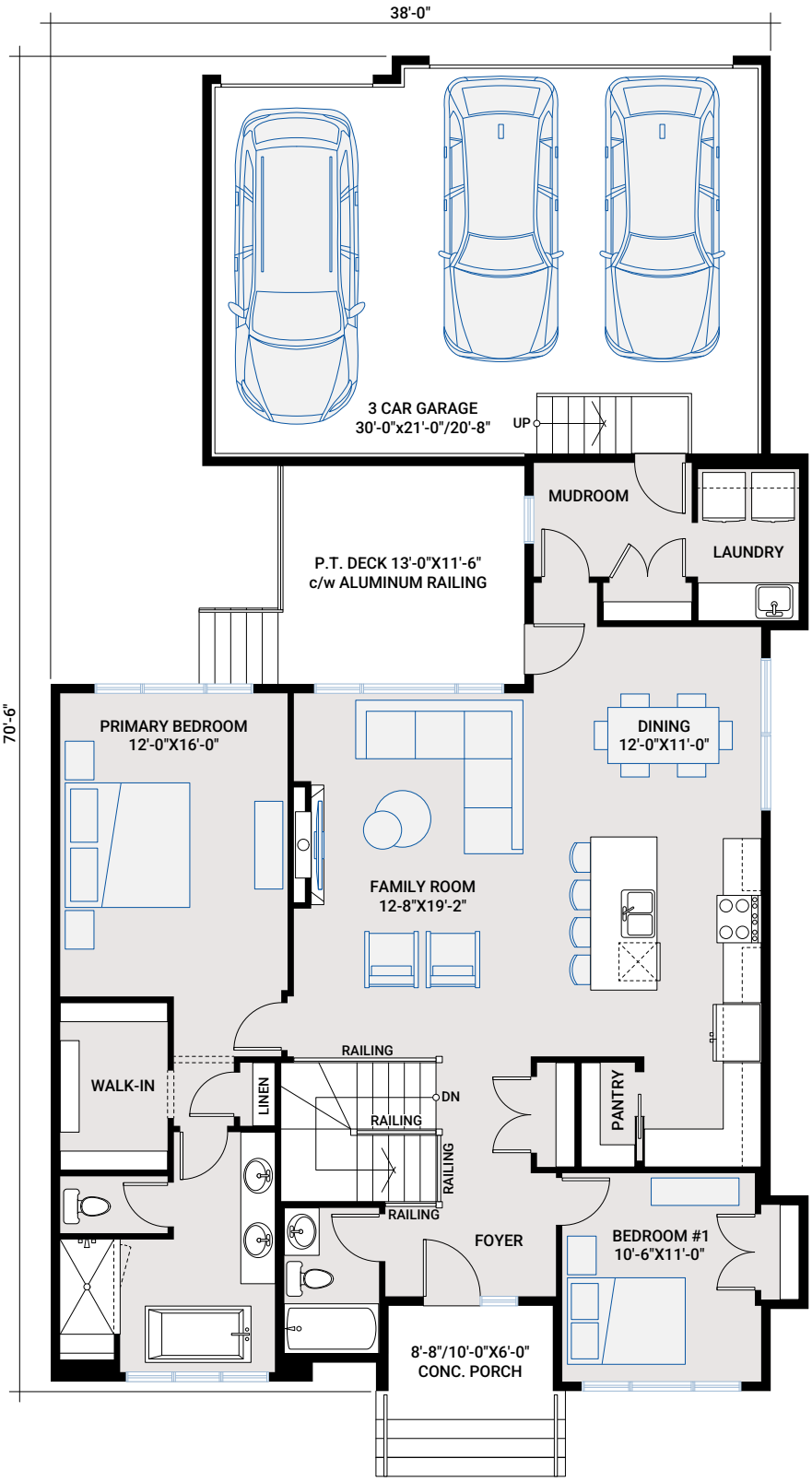
PREMIUM FINISHES THROUGHOUT

10' MAIN FLOOR CEILINGS

TRIPLE CAR GARAGE

MAIN FLOOR

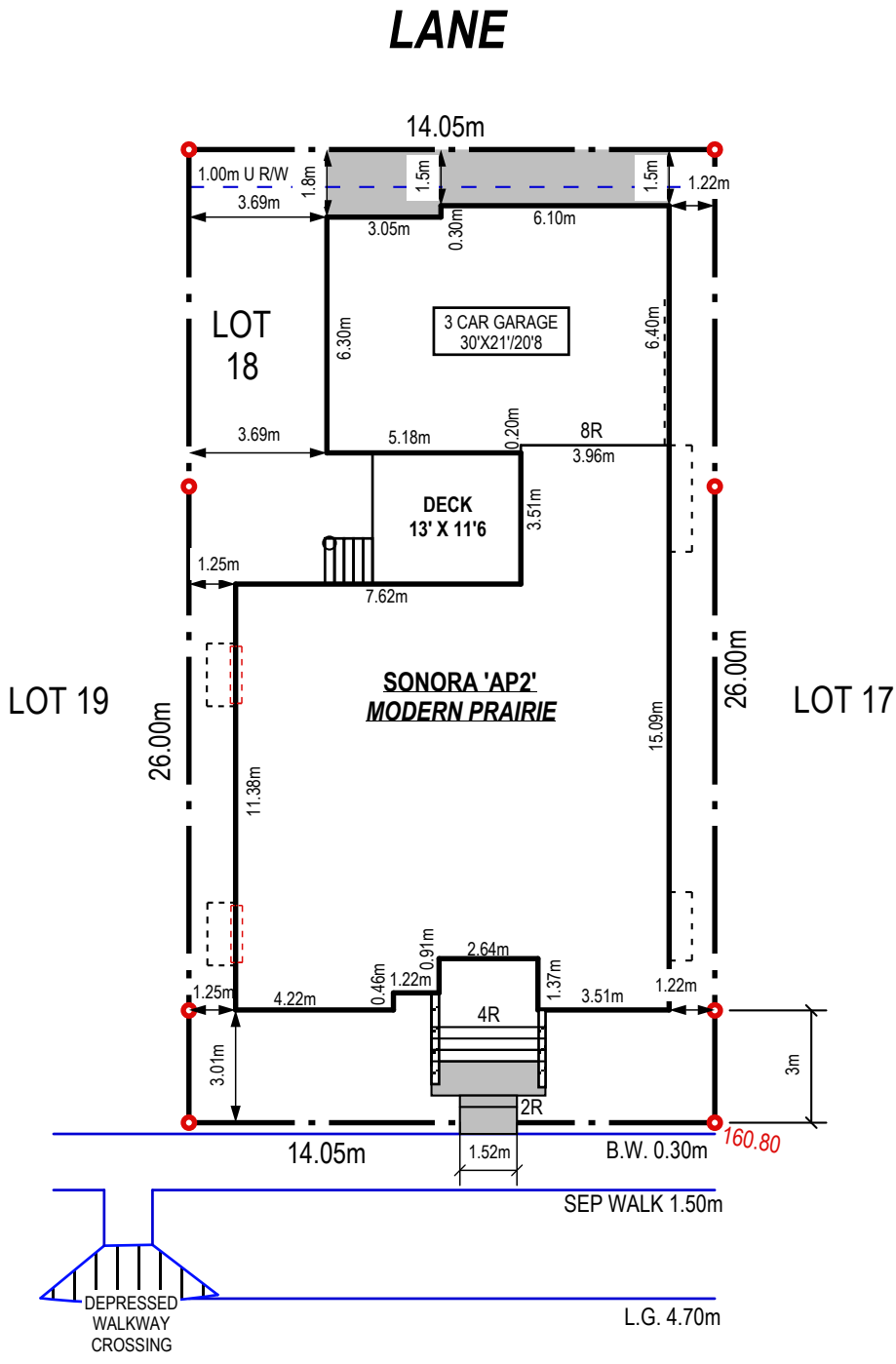
1,577 SQ FT



THE **SONORA** | 1,577 SQ FT | 2 BED | 2 BATH

CARDEL HOMES

PLOT PLAN


LANE
14.05m
1.00m U R/W
1.8m
1.5m
1.5m
1.22m
3.69m
3.05m
0.30m
6.10m
LOT 18
3 CAR GARAGE 30'X21'/20'8
6.30m
6.40m
3.69m
5.18m
0.20m
8R
3.96m
DECK 13' X 11'6
3.51m
1.25m
7.62m
LOT 19
SONORA 'AP2'
MODERN PRAIRIE
LOT 17
26.00m
26.00m
15.09m
11.38m
0.91m
2.64m
0.46m
1.22m
1.37m
1.25m
4.22m
3.51m
1.22m
4R
3.01m
3m
2R
14.05m
1.52m
B.W. 0.30m
160.80
SEP WALK 1.50m
DEPRESSED WALKWAY CROSSING
L.G. 4.70m
BLUEROCK STREET SW

OUTSTANDING FEATURES

- Triple car garage
- 13' x 11'-6" rear deck with aluminum railing
- Gas fireplace
- 10' main floor ceilings
- 9' basement foundation walls
- Laundry room with cabinets and single bowl granite sink in soft white
- Custom cabinetry package including:
  - Premium champagne bronze hardware
  - Soft close hardware
  - Dovetail drawer construction
- Stainless steel appliances:
  - Lusia 30" wall-mount chimney hood fan
  - Samsung French door counter-depth refrigerator
  - Samsung gas range
  - Samsung smart dishwasher
  - Whirlpool built-in microwave
- Quartz countertops throughout
- Upgraded Blanco double-bowl granite sink in soft white
- Upgraded Delta kitchen faucet in champagne bronze
- Premium level kitchen backsplash
- Engineered European oak hardwood flooring throughout main floor
- Upgraded carpet on stairs to basement
- Upgraded railing
- Premium floor tile package throughout
- Primary bathroom with:
  - Two separate bathroom sinks
  - Free-standing tub
  - Large, tiled shower with seat and full width ledge detail
- Upgraded Delta champagne bronze plumbing faucets and fixtures
- Samsung front-load washer and dryer
- Upgraded champagne bronze hardware throughout
- Upgraded 8' interior doors throughout
- Premium lighting package and pot lights
- Gasline rough-in to deck
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Radon gas control: level 3 (active) radon mitigation system with inline fan
- 30-year shingles
- Fusion Series black vinyl exterior, maintenance-free, high-performance low-E, solar shield, argon-filled triple-glazed windows with white PVC interior jambs

INTERIOR COLOUR PALETTE



OCTOBER 2026 | **SONORA** | Actual plan may vary from brochure. Square footage is calculated using local Home Builder Association guidelines. Construction square footage is 1,577 (main) for 1,577 total. This plan is published by Cardel Homes. Dimensions and square footage shown are approximate and subject to change without notice. Elevation details are community-specific and are artistic representation only. Please ask your new home consultant for further information. All rights reserved, including the rights of reproduction in whole or part without permission of publisher. E.&O.E. © 2026 Cardel Homes.

CARDEL HOMES