



Quick Possession



URBAN MOUNTAIN - AP4
EXTERIOR COLOURS ARE NOT EXACT

THE HANSEN

ALPINE PARK
114 BLUEROCK AVENUE SW

TRIPLE
TANDEM GARAGE

CUSTOM LUXURY
INTERIOR PALETTE

DEVELOPED
WALKOUT
BASEMENT

ALPINE PARK

3,167 SQ FT | 5 BED | 3.5 BATH

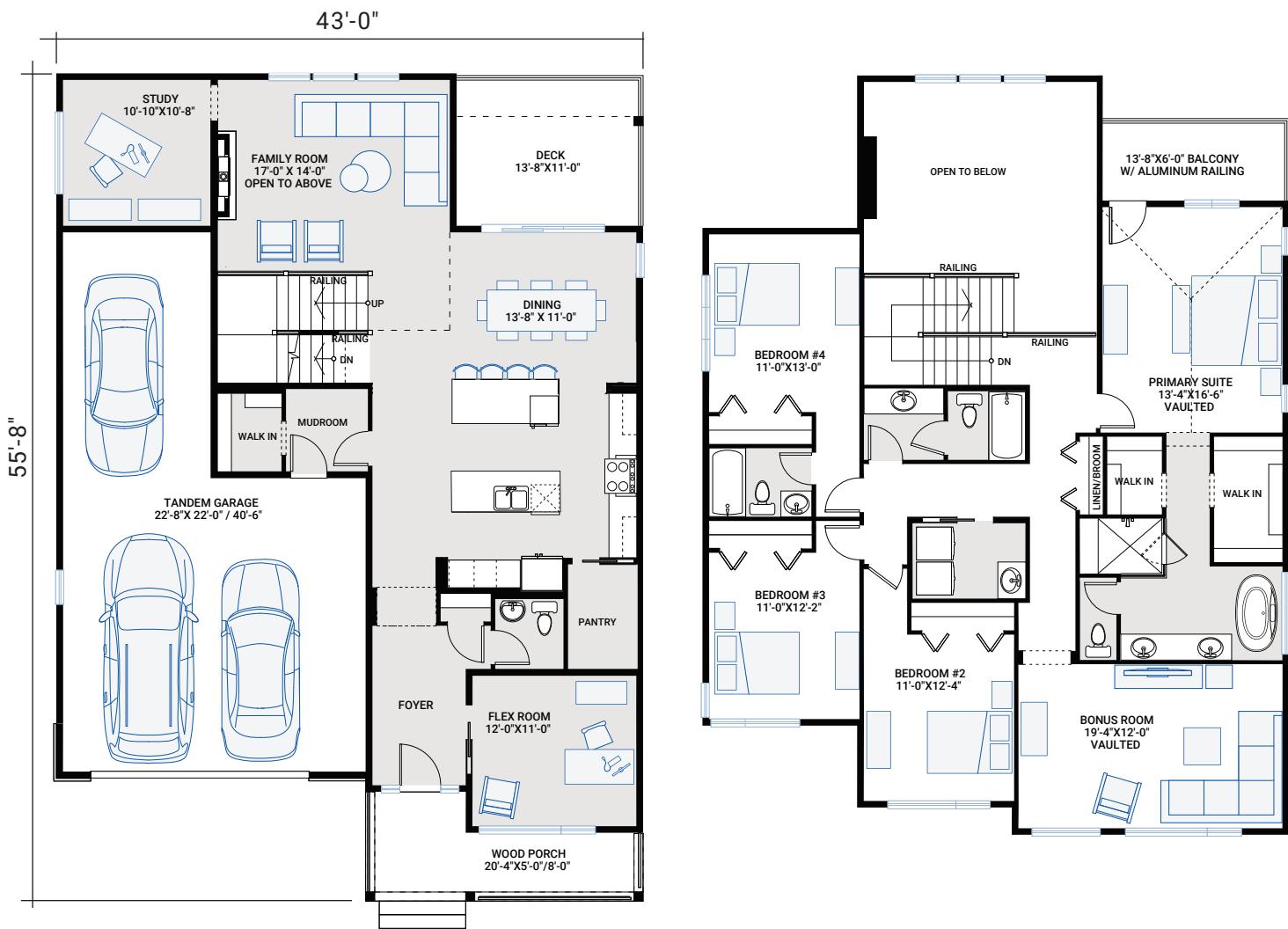
CARDEL
HOMES

MAIN FLOOR

1,421 SQ FT

UPPER FLOOR

1,746 SQ FT

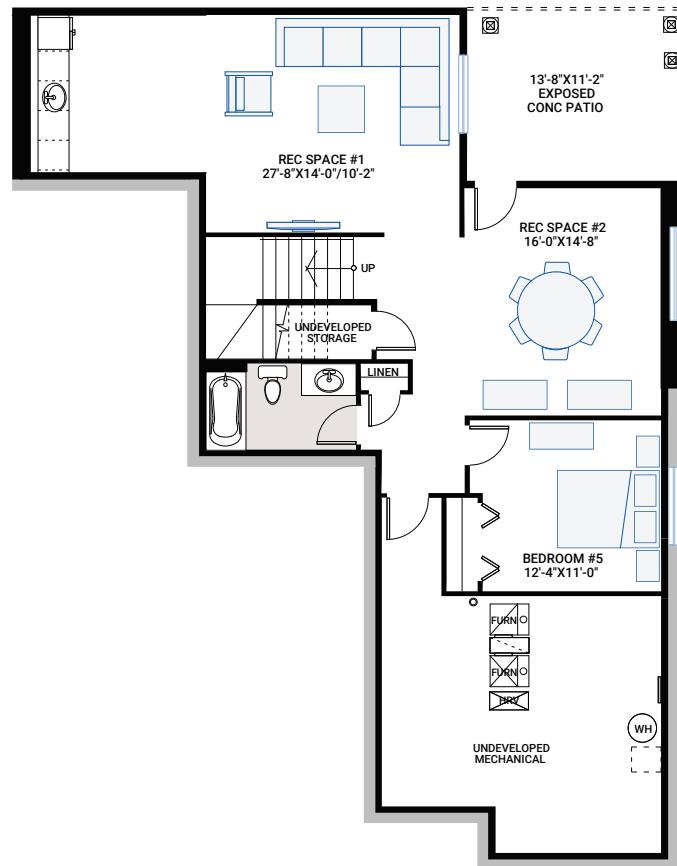
**ALPINE PARK**

3,167 SQ FT | 5 BED | 3.5 BATH

CARDEL
HOMES

BASEMENT

1,026 SQ FT



INCLUDED FEATURES

- Urban Mountain architecture with Hardie Board siding and stone
- Triple tandem-car garage
- Gemstone lighting package on front exterior
- Fusion Series, black vinyl exterior, maintenance-free, high performance low-E, solar shield, argon filled dual-glazed windows
- 13'-8" x 11'-0" vinyl rear deck with aluminum railing
- 10' main floor ceilings
- 2 kitchen islands
- Main floor flex room with pocket door and large windows
- Main floor rear study off family room
- Open-to-below great room with 2-storey window wall
- Custom fireplace detail
- Second-floor bonus room with vaulted ceilings
- 9' upper floor ceilings
- 4th bedroom suite, one with separate bathroom
- Custom cabinetry package including:
 - Gentry HDF cabinetry with premium matte black hardware
 - Soft-close hardware
 - Dovetail drawer construction
- Stainless steel appliances:
 - 28" built-in hood fan
 - Slide-in, 5 burner gas range
 - Samsung French door refrigerator, with water and ice
 - Built-in microwave
 - Bar fridge
- Quartz countertops throughout
- Custom wood beams in kitchen
- Upgraded Delta kitchen faucet in matte black
- Premium level kitchen backsplash
- Engineered European Oak hardwood flooring throughout main floor
- Upgraded carpet throughout
- Premium floor tile package throughout
- Open-to-below stairwall with upgraded railing
- Upper floor with:
 - Primary bedroom with vaulted ceilings
 - 3 additional bedrooms, one with ensuite bathroom
 - Full bathroom
 - Laundry room
 - Second floor bonus room with vaulted ceilings
- Primary ensuite with:
 - 10 mil ensuite shower glass
 - Two separate ensuite sinks
 - Freestanding tub
 - Large, tiled shower
- Walkout basement development with:
 - 9' basement ceilings
 - 13'-8" x 11'-2" exposed concrete patio
 - Bedroom
 - Bathroom
 - Expansive rec spaces with wet bar
- Upgraded Delta matte black plumbing faucets and fixtures
- Washer and dryer – Whirlpool front load
- Upgraded matte black hardware throughout
- Upgraded interior doors throughout
- Premium lighting package and pot lights

INTERIOR COLOUR PALETTE



JANUARY 2026 | HANSEN | Actual plan may vary from brochure. Square footage is calculated using local Home Builder Association guidelines. Construction footage 1,421 (main), 1,656 (upper) for 3,077 total. This plan is published by Cardel Homes. Dimensions and square footage shown are approximate and subject to change without notice. All rights reserved including the rights of reproduction in whole or part without permission of Publisher E&O.E. Note: Elevation details are community-specific and are artistic representation only. Please ask your sales representative for further information.