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# Quick Possession

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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

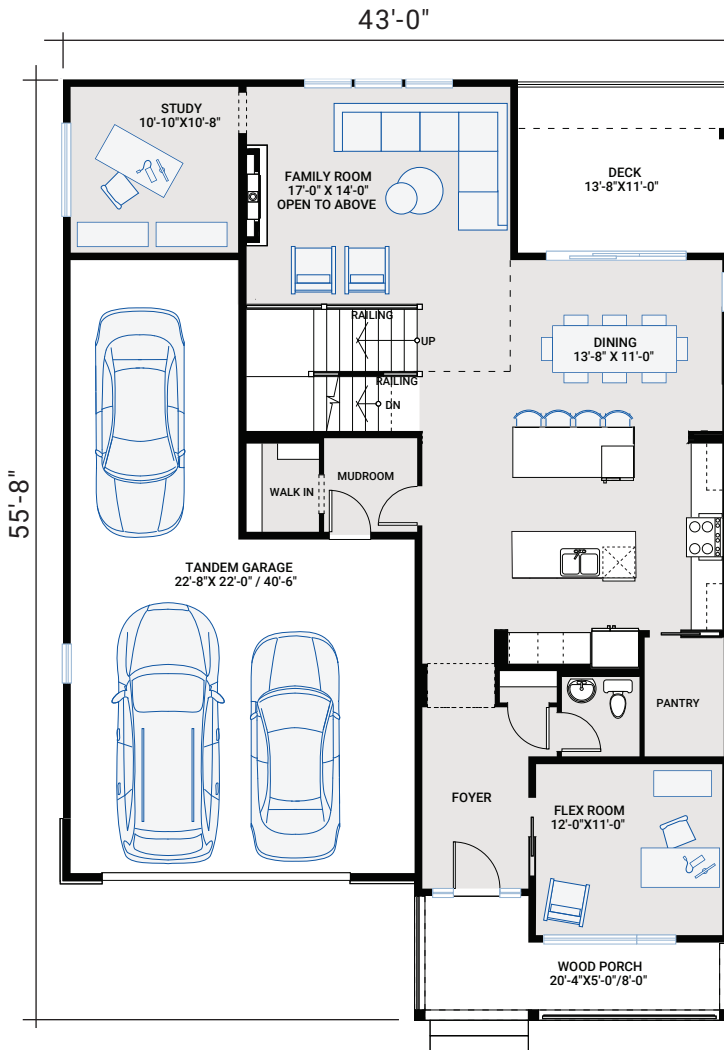
**ALPINE PARK**

3,167 SQ FT | 5 BED | 3.5 BATH

**CARDEL**  
HOMES

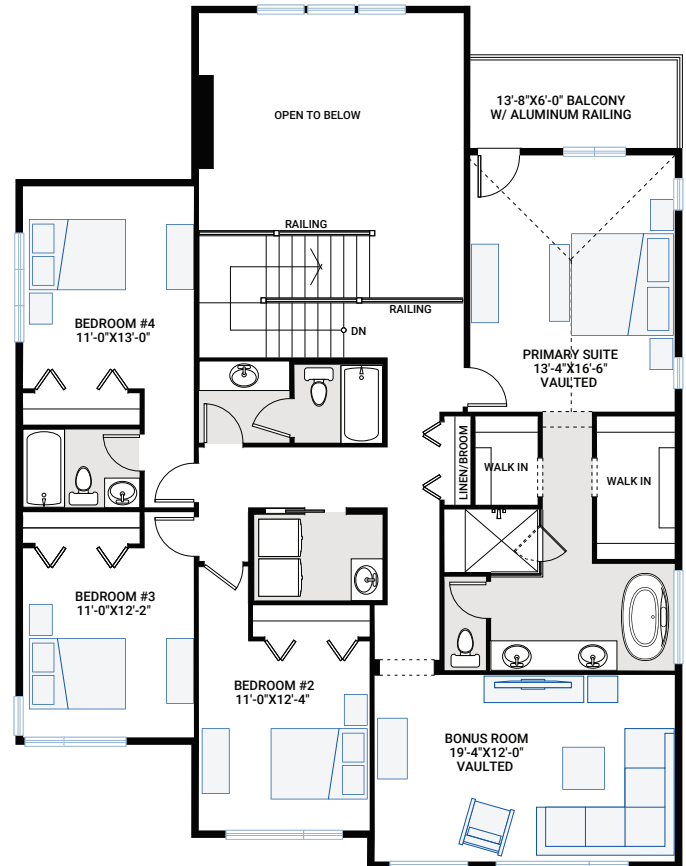
## MAIN FLOOR

1,421 SQ FT



## UPPER FLOOR

1,746 SQ FT



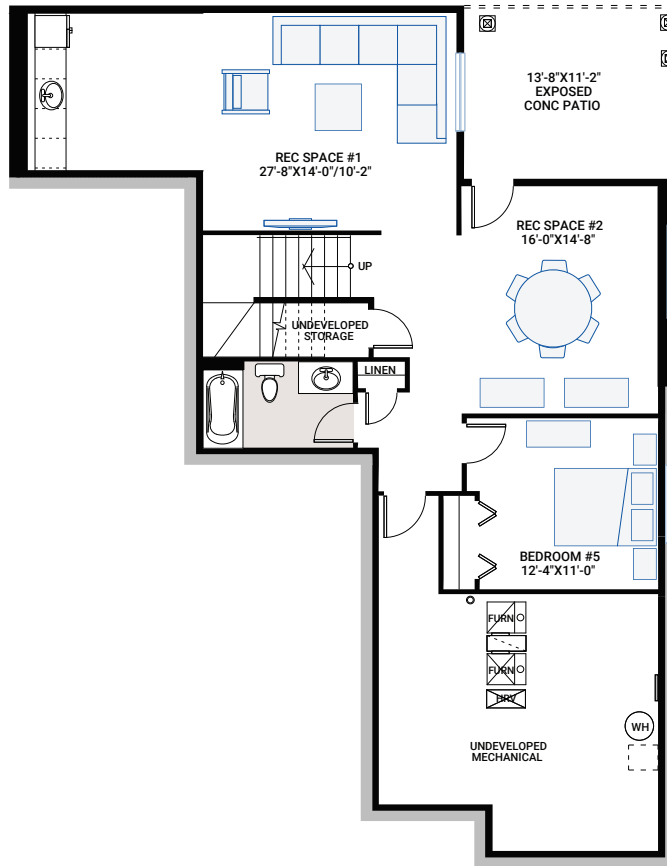
**ALPINE PARK**

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

