
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

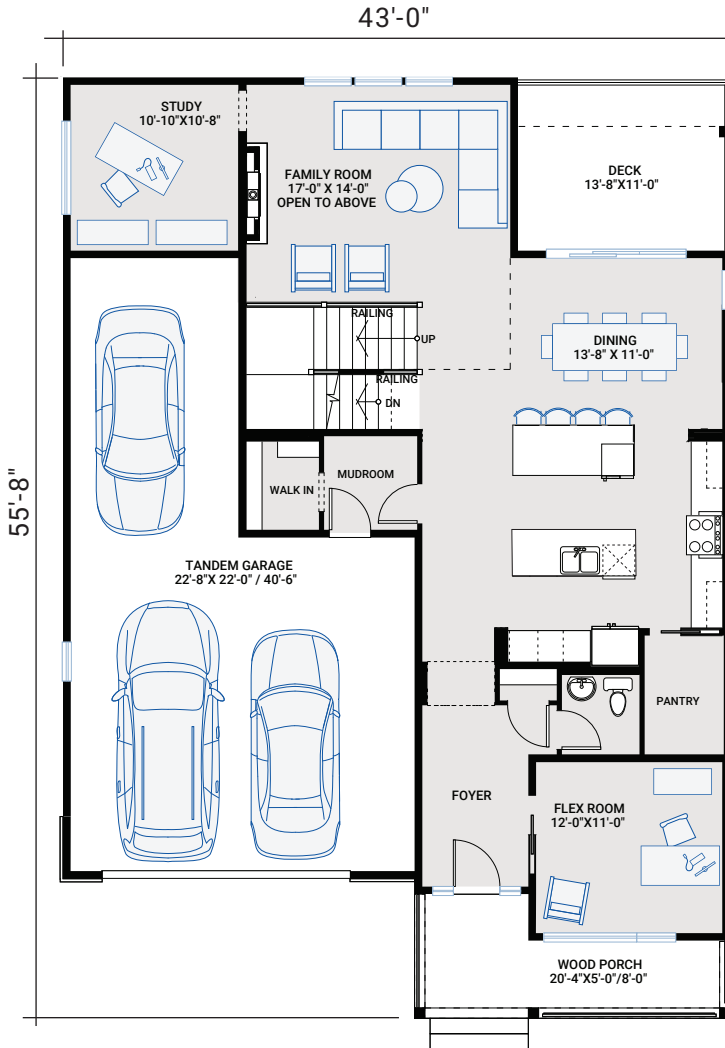
ALPINE PARK

3,167 SQ FT | 4 BED | 3.5 BATH

CARDEL
HOMES

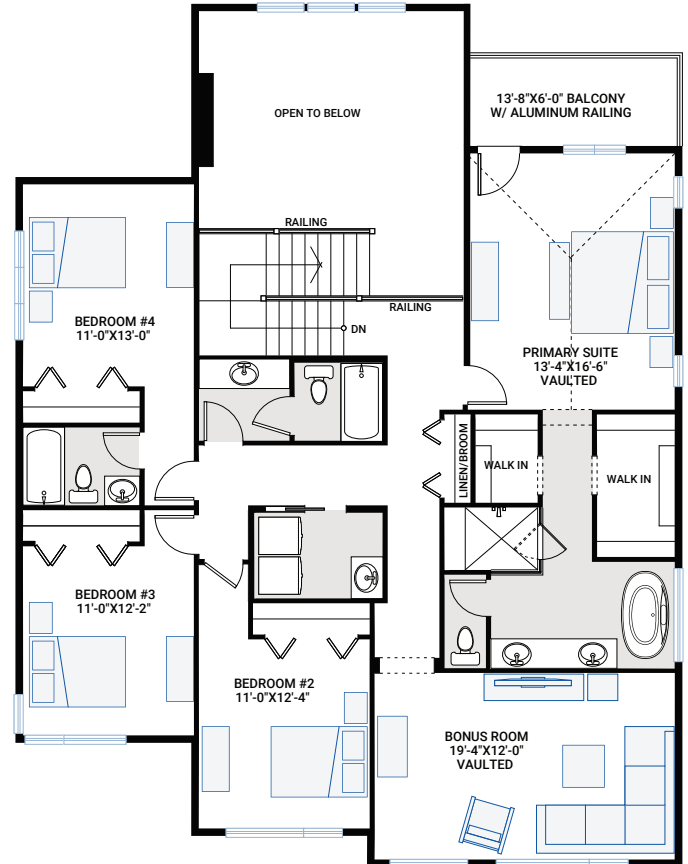
MAIN FLOOR

1,421 SQ FT



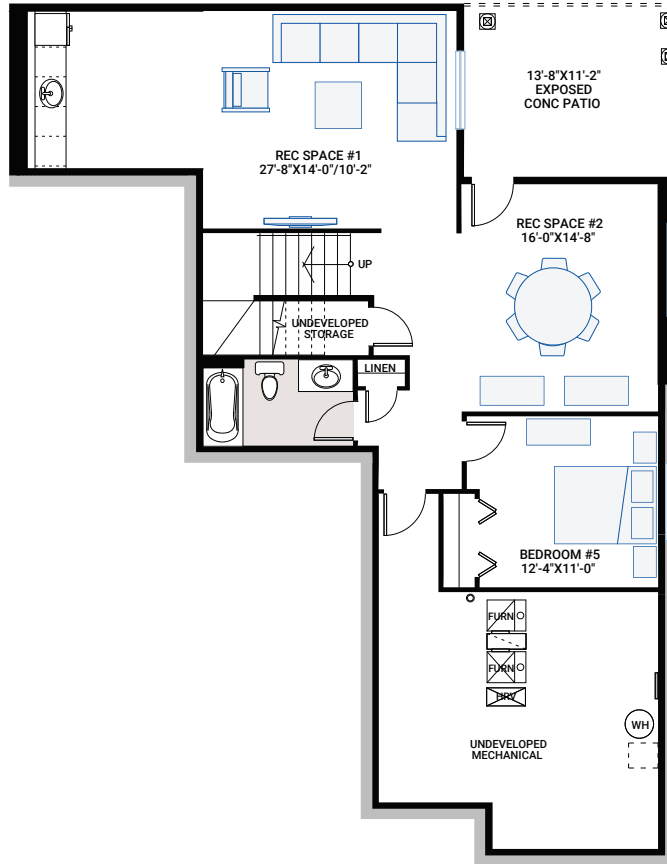
UPPER FLOOR

1,746 SQ FT



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

