
QUICK POSSESSION



MODERN PRAIRIE - RV1

Artistic representation only. Actual colours and finishes may vary.

LENNOX
(FRONT GARAGE)

RANGEVIEW SPRINGS
271 MALLARD GROVE

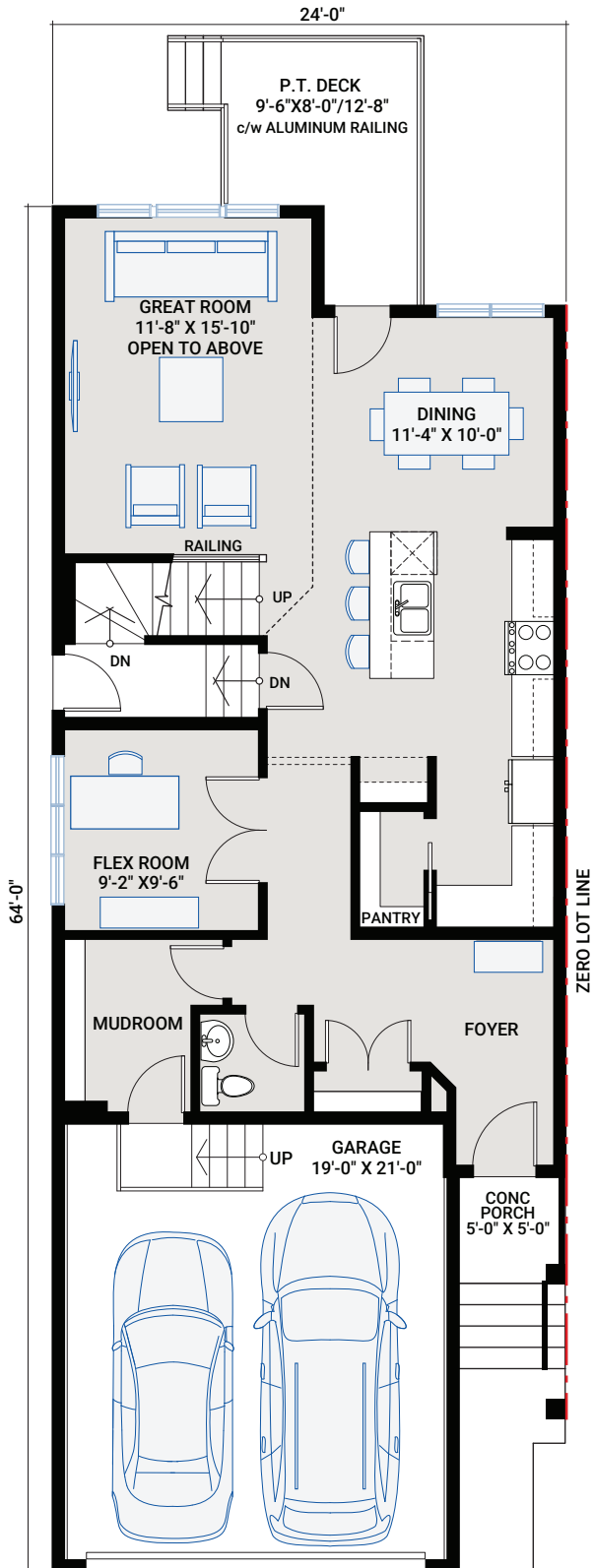
**EXTERIOR
SIDE ENTRY TO
BASEMENT**

**OPEN TO BELOW
GREAT ROOM**

**BACKING ONTO
GREENSPACE**

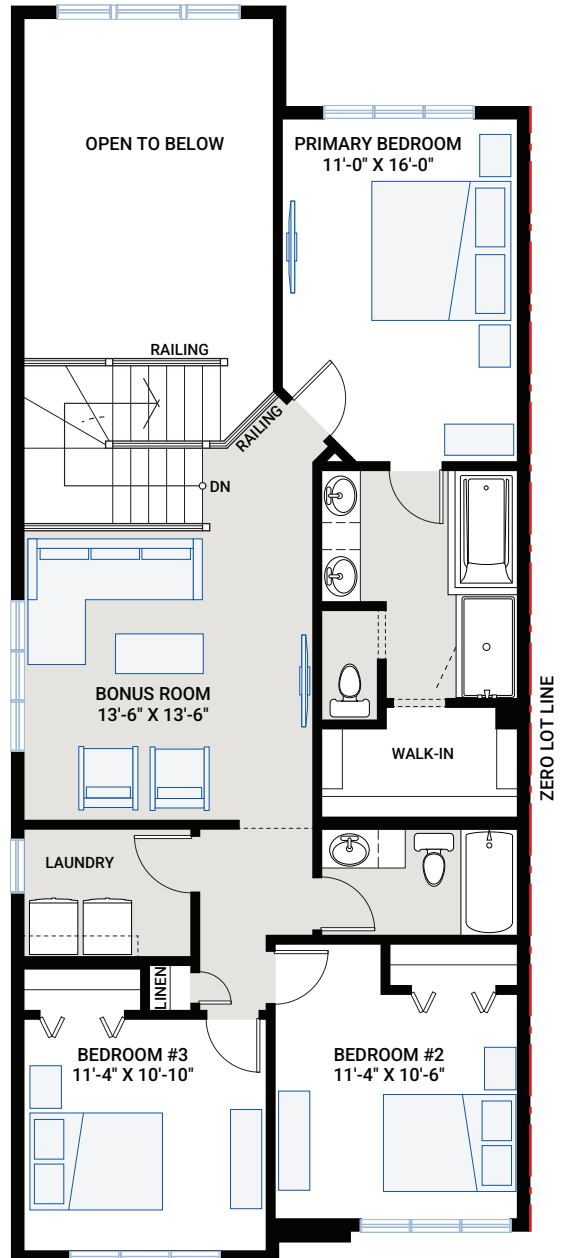
MAIN FLOOR

993 SQ FT



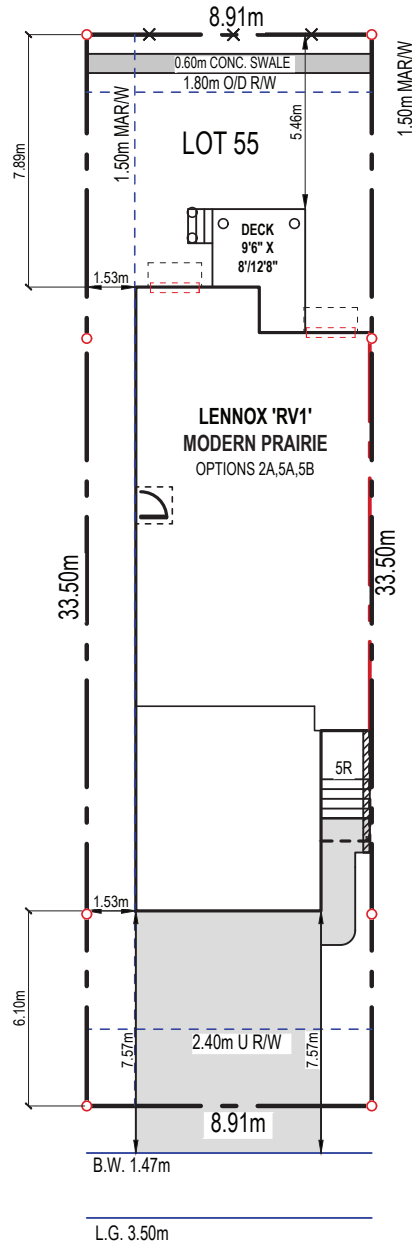
UPPER FLOOR

1,122 SQ FT



PLOT PLAN

MR



MALLARD GROVE SE

OUTSTANDING FEATURES

- Open to below great room with 2-storey windows
- Main floor flex room with double doors
- Rear 9'-6"X8'-0"/12'-8 wood deck
- Upper floor bonus room
- Upper floor laundry room
- 9' main floor ceiling
- 9' basement foundation walls
- Separate side entrance to basement
- LVP flooring throughout main floor
- LVP in upper floor bonus room and hallway
- Upgraded tile flooring in bathrooms, laundry room and mudroom
- Upgraded wall tile package throughout
- Upgraded quartz countertops throughout
- Custom cabinetry package including:
 - Soft close hardware
 - Dovetail drawer construction
 - Matte black hardware
- Stainless steel appliances:
 - Samsung French door counter-depth refrigerator with external ice and water dispenser
 - Samsung electric range
 - Samsung smart dishwasher
 - Built-in Whirlpool microwave
 - Riva Lusita 30" wall-mount chimney hood fan
- Blanco granite double-bowl kitchen sink in Truffle
- Upgraded railing
- Upgraded Delta Trinsic kitchen faucet in matte black
- Moen plumbing faucets and fixtures in matte black
- Samsung front load washer and dryer
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Rough-in gas line to kitchen stove and rear deck
- Fusion Series, black vinyl exterior, maintenance-free, high-performance, triple-glazed windows

INTERIOR COLOUR PALETTE

271 MALLARD GROVE
ALABASTER CABINETS

