

Quick  
Possession

**GLENRIDDING  
RAVINE**

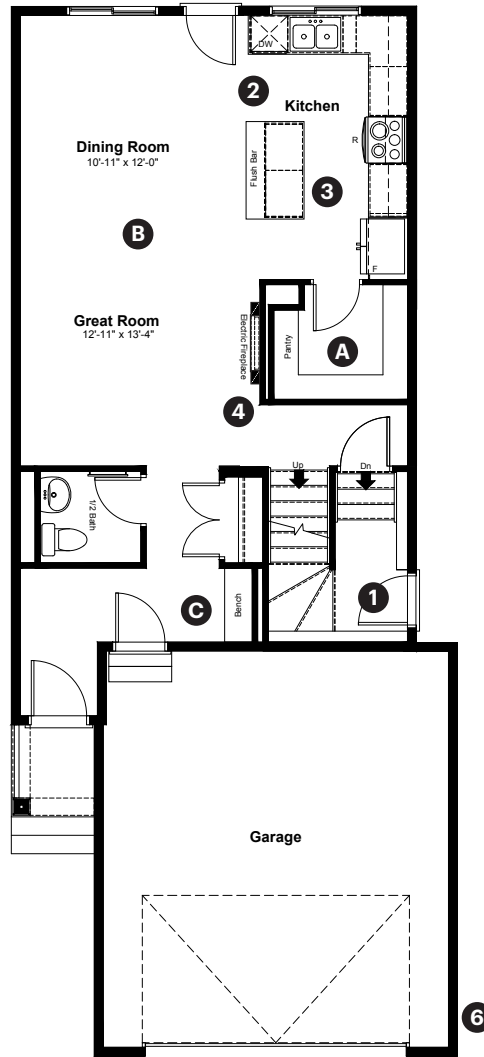
**2308 160 Street SW  
Edmonton, AB**

1,825 sq ft  
3 bedrooms  
2.5 bathrooms

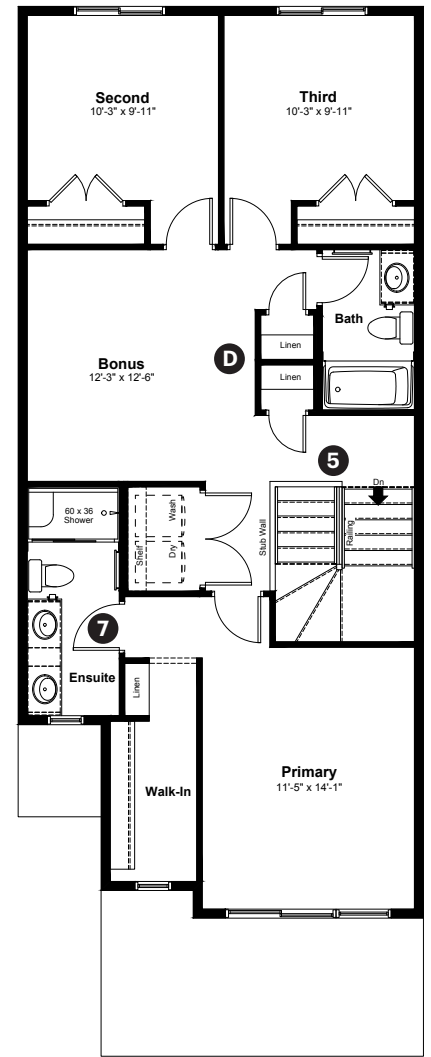
Craftsman Elevation

**Anthem**

Main Floor: 791 sq ft



Upper Floor: 1,034 sq ft



**Quick Possession Home Options**

- 1 Side entrance
- 2 Kitchen option 1
- 3 Level 2 kitchen cabinet layout
- 4 Electric fireplace
- 5 Main floor railing
- 6 2' added to width of garage
- 7 Tiled walls in ensuite shower

**Quick Possession Home Highlights**

- A Large pantry
- B 9' high main floor ceilings
- C Built in bench in foyer
- D Double linen closets upstairs

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The builder reserves the right to make change and modifications to the information contained herein. E.&O.E.

**Front Drive 200**

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## Features

### Anthem Construction Standards

- Low maintenance architectural asphalt shingles
- Anthem maximizes window coverage on every home to provide your home with natural light. Windows are also triple plane low-E argon filled windows above grade
- Includes a 50-gallon gas water tank and 96% high-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick-up locations in each bathroom with timers for easy use
- Decora type switches throughout the home
- R-50 blown insulation in all attic spaces
- Rough-in waterline to the fridge

### The Interior

- Ceilings are finished with a splatter texture
- Luxury vinyl plank flooring on main floor
- Executive level ceramic tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Secondary cabinet color
- Executive level 3CM quartz countertops in kitchen and bathrooms
- Undermount silgranit kitchen sink
- Upgraded kitchen faucet
- Executive level kitchen backsplash
- Undermount bathroom sinks
- Elevated level interior door hardware package
- Stainless steel appliance package including a chimney hoodfan and built in microwave
- Iron railing on main floor stairwell
- Elevated level lighting package

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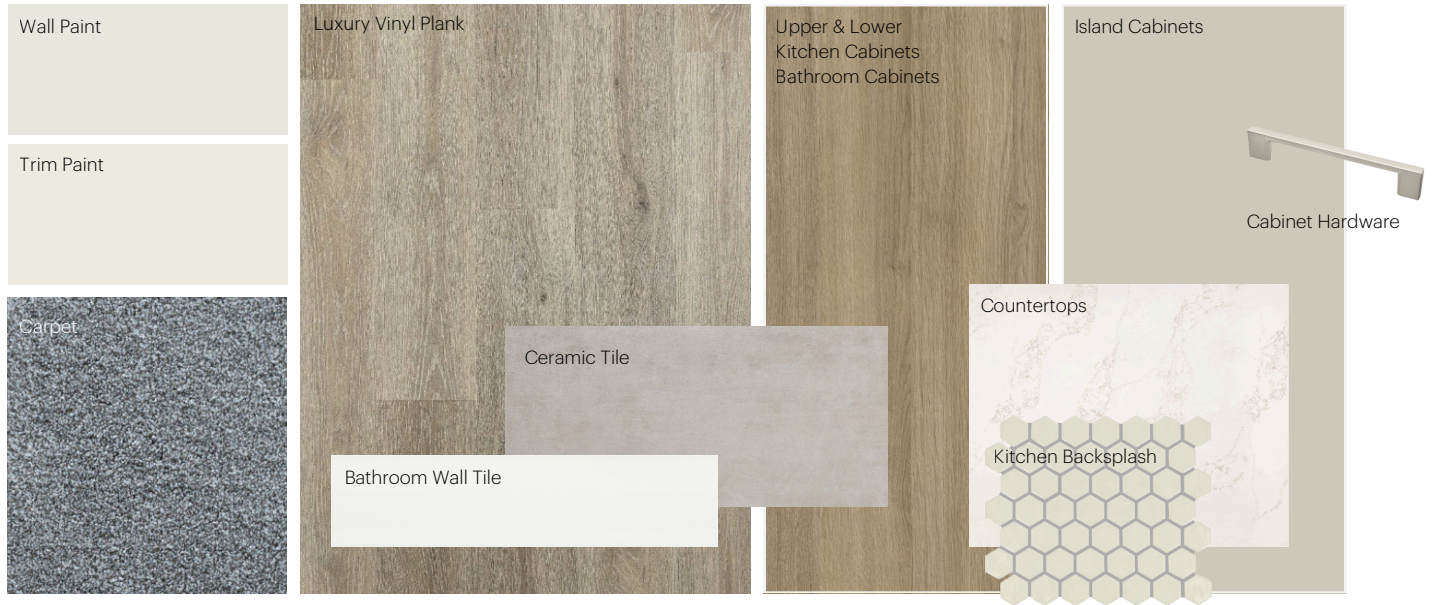
**Front Drive 200**

# Anthem Home Palette Selections

**Model:** Front Drive 200

**Address:** 2308 160 Street, Edmonton AB

## Cabinets, Flooring and Countertops



## Plumbing



## Finishing



# Anthem Home Palette Selections

Model: Front Drive 200

Address: 2308 160 Street, Edmonton AB

## Lighting



Dining Room



Island Pendants



Stairwell



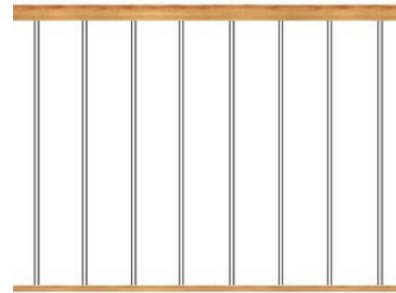
Bathrooms

\*Number of lights determined by size of vanity



Bedrooms

## Railing



Spindle Pattern



Handrail



Iron Color

Post Cap



Post

\* Handrail, post and cap painted to match the trim color

## Appliances



Fridge



Chimney Hoodfan



Electric Range



Dishwasher



Microwave

