

Quick  
Possession

**GLENRIDDING  
RAVINE**

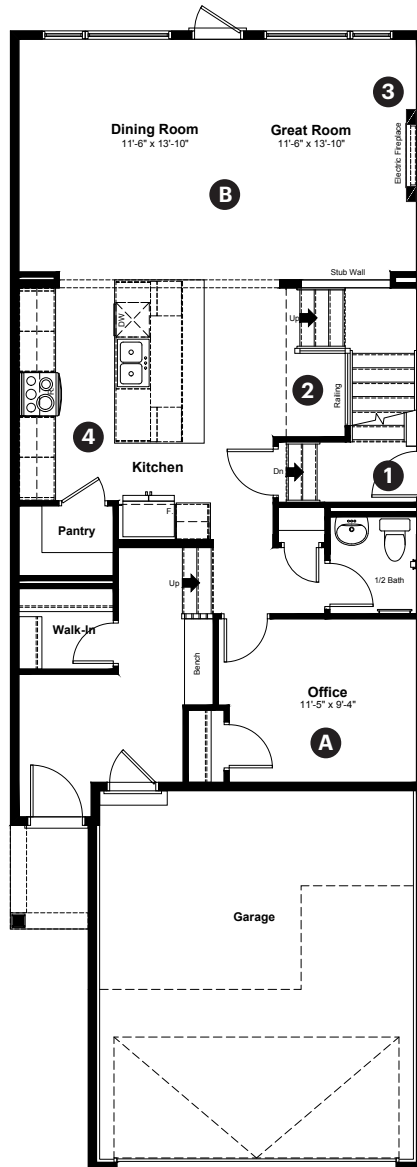
**2616 158 Street  
Edmonton, AB**

2,284 sq ft  
3 bedrooms  
2.5 bathrooms

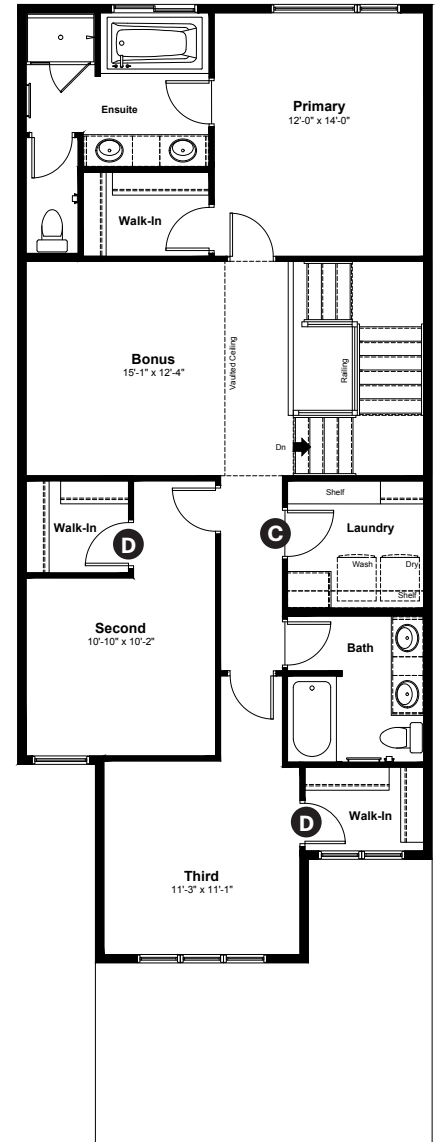
Prairie  
Elevation

**Anthem**

**Main Floor: 1,066 sq ft**



**Upper Floor: 1,218 sq ft**



#### Quick Possession Home Options

- 1 Side entrance
- 2 Main floor railing
- 3 Electric fireplace and mantel
- 4 Level 2 kitchen cabinet layout

#### Quick Possession Home Highlights

- A Main floor office
- B 9' high main floor ceilings
- C Spacious laundry room
- D Walk-in closet in bedrooms

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 120**

Quick  
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**G** GLENRIDDING  
RAVINE

**2616 158 Street  
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3 bedrooms  
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Prairie  
Elevation

**Anthem** 



## 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
- Elevated level luxury vinyl tile flooring in upper bathrooms and laundry

- Carpet on finished stairs and upstairs with an 8lb underlay
- Elevated level cabinet finishing and hardware selections
- Secondary cabinet color
- Elevated level 3 CM quartz countertops in kitchen and bathrooms
- Executive level kitchen backsplash selection
- Undermount silgranit kitchen sink
- Undermount bathroom sinks
- Stainless steel appliance package including a chimney hoodfan and built in microwave
- Rough in gas line added to kitchen
- Iron railing on main floor stairwell
- Additional disc lights added to living room
- Fully tiled ensuite shower walls
- 9' high basement foundation
- Additional windows added to side elevation and basement

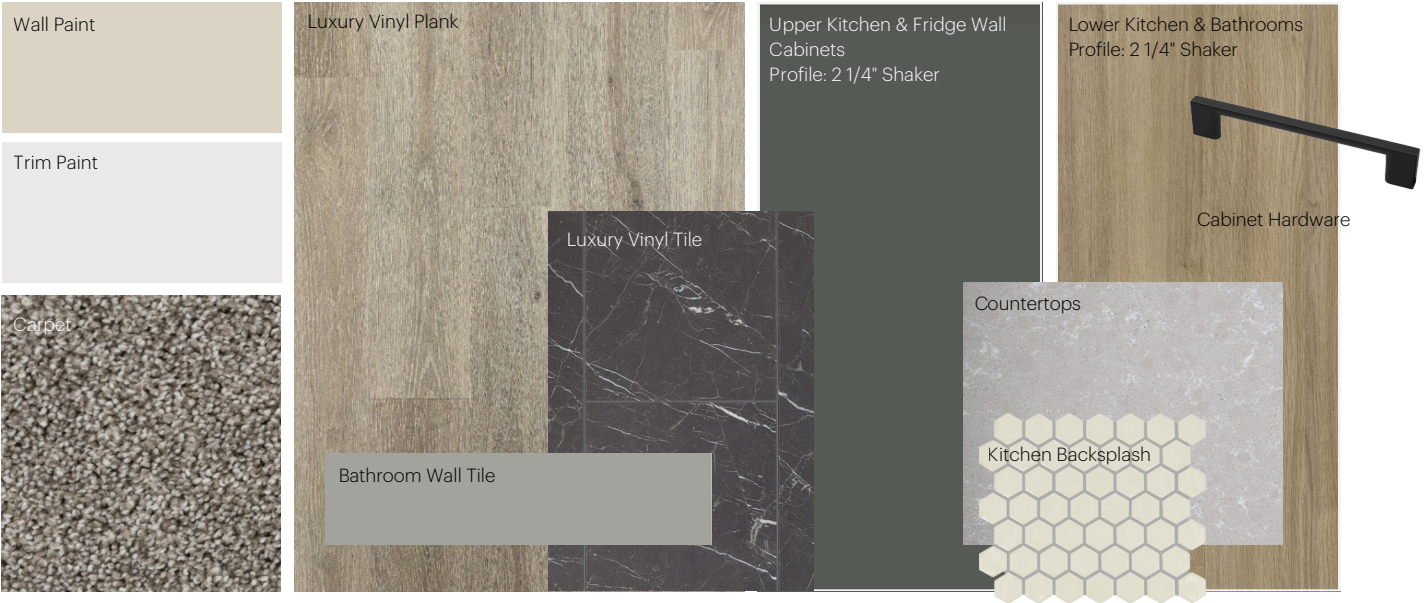
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**Front Drive 120**

# Anthem Home Palette Selections

**Model:** Front Drive 120      **Address:** 2616 158 Street, Edmonton AB

## Cabinets, Flooring and Countertops



## Plumbing



## Finishing



# Anthem Home Palette Selections

**Model:** Front Drive 120      **Address:** 2616 158 Street, Edmonton AB

## Lighting



Dining Room



Island Pendants



Stairwell



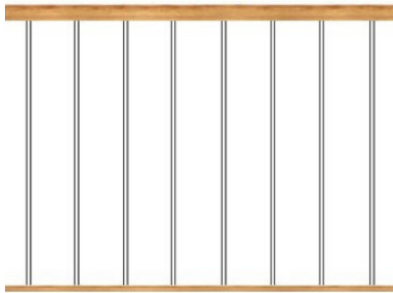
Bathrooms

\*Number of lights determined by size of vanity



Bedrooms

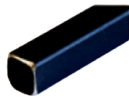
## Railing



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

