

Quick  
Possession

*McConachie*  
HEIGHTS

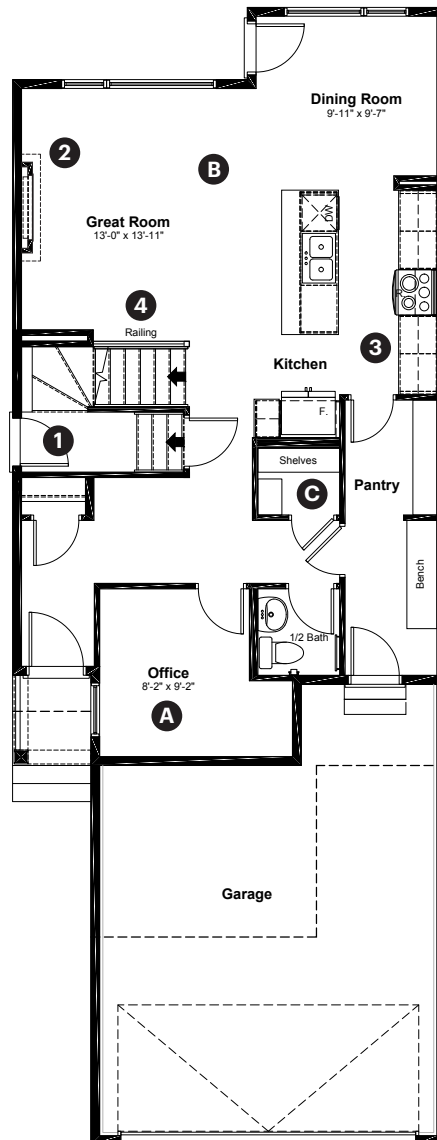
17923 63 Street NW  
Edmonton, AB

1,961 sq ft  
3 bedrooms  
2.5 bathrooms

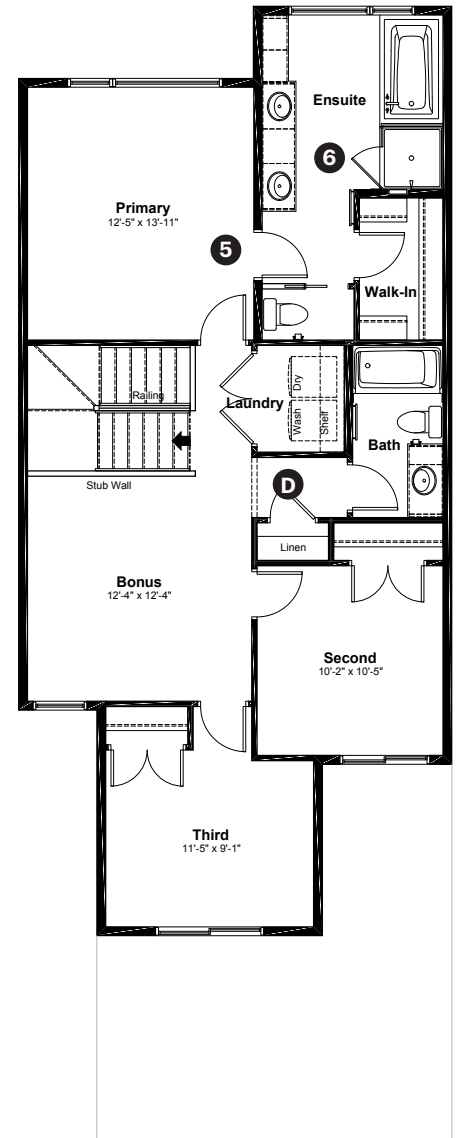
Prairie  
Elevation

**Anthem**

Main Floor: 899 sq ft



Upper Floor: 1,062 sq ft



#### Quick Possession Home Options

- 1 Side entrance
- 2 Electric Fireplace
- 3 Level 2 kitchen cabinet layout
- 4 Main floor railing
- 5 Primary ensuite option 1
- 6 Tiled walls with niche in ensuite shower

#### Quick Possession Home Highlights

- A Main floor office with window
- B 9' high main floor ceilings
- C Oversized main floor closet
- D Large upstairs linen closet

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 110

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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
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Quartz countertops in kitchen and bathrooms
- Undermount stainless steel kitchen
- Undermount bathroom sinks
- Stainless steel appliance package including a chimney hoodfan and built in microwave

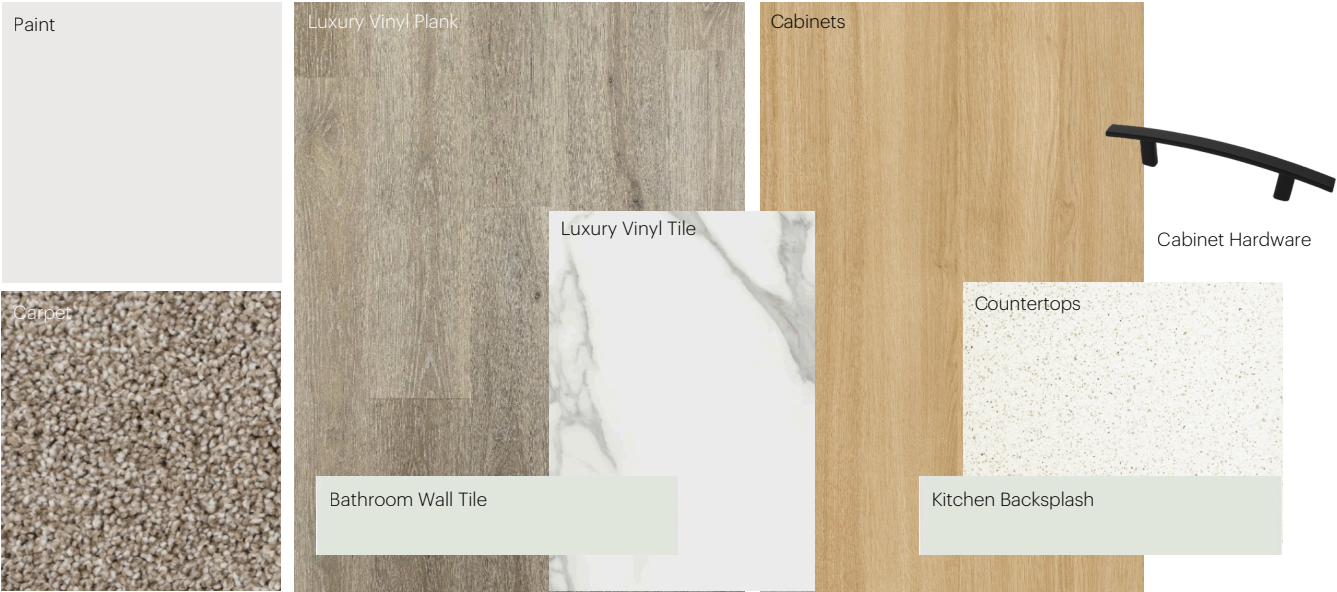
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Front Drive 110

# Anthem Home Palette Selections

**Model:** Front Drive 110
 **Address:** 17923 63 Street NW, Edmonton AB

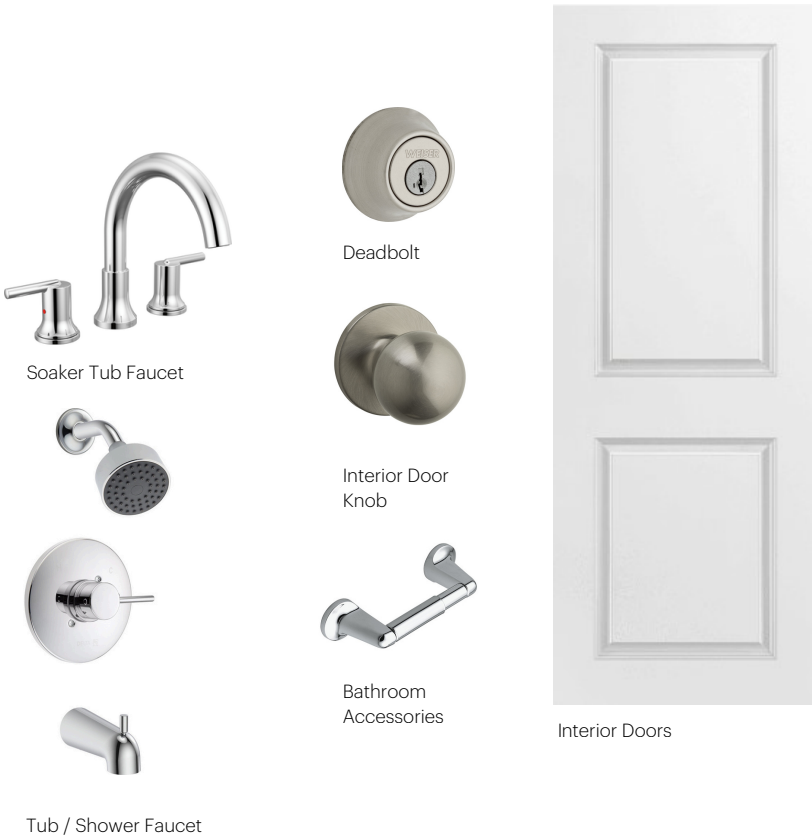
## Cabinets, Flooring and Countertops



## Plumbing



## Finishing



# Anthem Home Palette Selections

**Model:** Front Drive 110
 **Address:** 17923 63 Street NW, Edmonton AB

## Lighting



Dining Room



Island Pendants



Stairwell



Bathrooms

\*Number of lights determined by size of vanity



Bedrooms

## Appliances



Fridge



Chimney Hoodfan



Stove

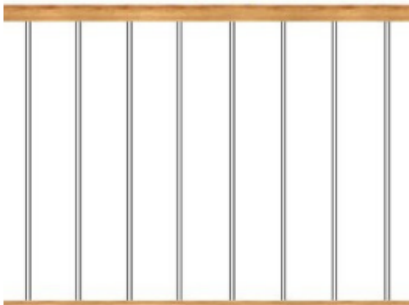


Built in microwave

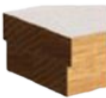


Dishwasher

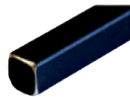
## Railing



Spindle Pattern



Handrail



Iron Color



Post Cap

Post

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

