

Quick  
Possession

**McConachie**  
HEIGHTS

**6298 180 Avenue NW**  
Edmonton, AB

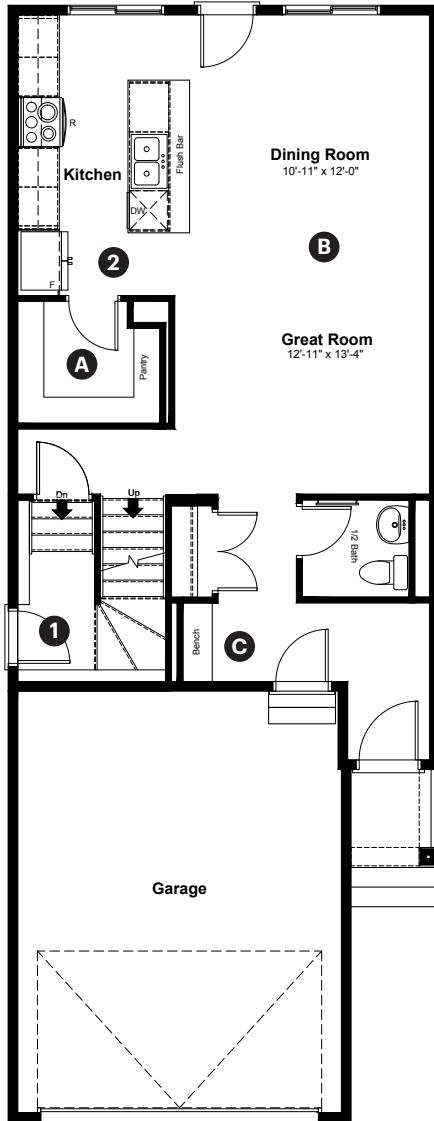
1,825 sq ft  
3 bedrooms  
2.5 bathrooms

Prairie Elevation

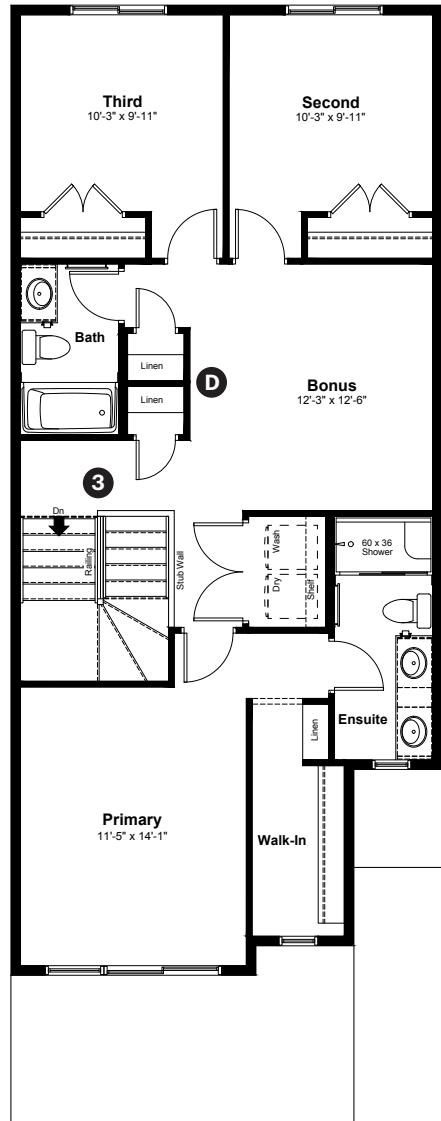
**Front Drive 200**

**Anthem** 

**Main Floor: 791 sq ft**



**Upper Floor: 1,034 sq ft**



#### Quick Possession Home Options

- ① Side entrance
- ② Level 2 kitchen cabinet layout
- ③ Main floor railing

#### Quick Possession Home Highlights

- ④ Large pantry
- ⑤ 9' high main floor ceilings
- ⑥ Built in bench in foyer
- ⑦ 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 changes and modifications to the information contained herein. E.&O.E.

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**Front Drive 200**

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Artists interpretation only. May not reflect actual colours.

Prairie

## 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
- Secondary cabinet color
- Elevated level 3CM quartz countertops in kitchen and bathrooms
- Upgraded kitchen faucet
- Undermount silgranit kitchen sink
- Undermount bathroom sinks
- Elevated level bathroom plumbing fixtures
- Elevated level interior door hardware selections
- Stainless steel appliance package including a chimney hoodfan and built in microwave
- Main floor spindle railing

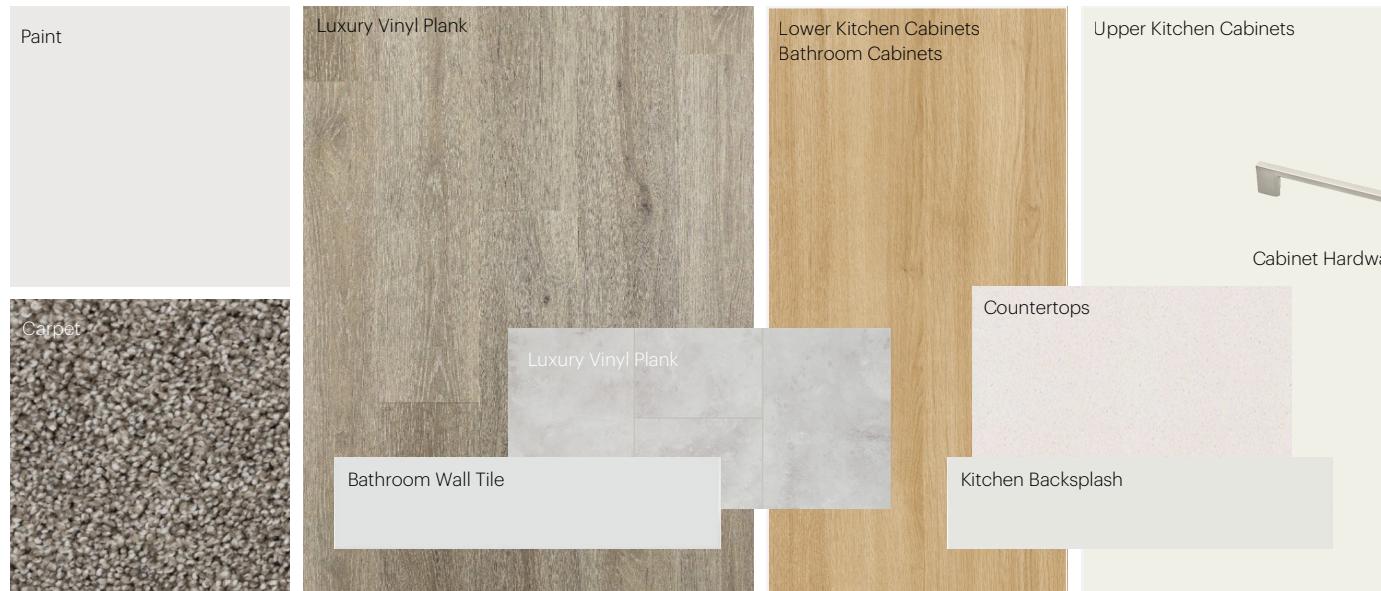
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# Anthem Home Palette Selections

**Model:** Front Drive 200

**Address:** 6298 180 Avenue NW, Edmonton AB

## Cabinets, Flooring and Countertops



## Plumbing



## Finishing



# Anthem Home Palette Selections

**Model:** Front Drive 200

**Address:** 6298 180 Avenue NW, Edmonton AB

## Lighting



Dining Room



Island Pendant



Stairwell

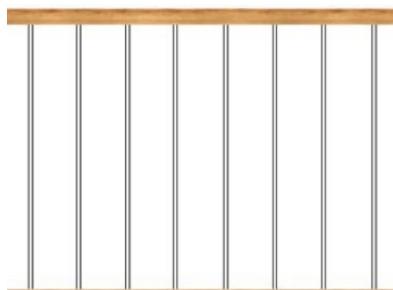


Bathrooms

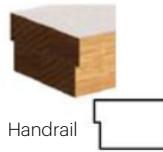


Bedrooms

## Railing



Spindle Pattern



Handrail



Iron Color



Post Cap

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

## Appliances



Fridge



Chimney Hoodfan



Electric Range



Dishwasher



Microwave

**Anthem** 