

Quick
Possession



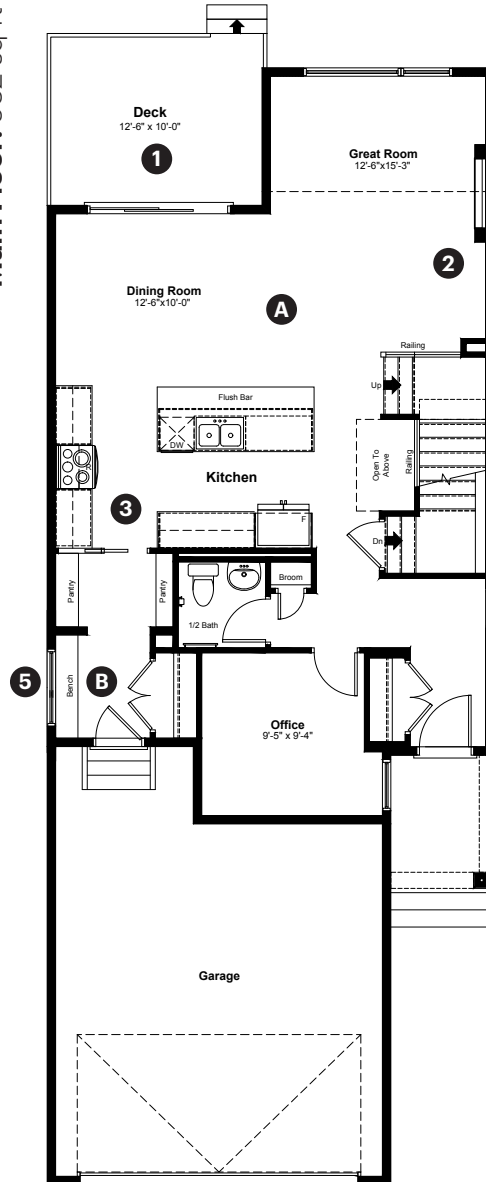
D'ARCY
OKOTOKS • ALBERTA

41 Birch Row
Okotoks, AB

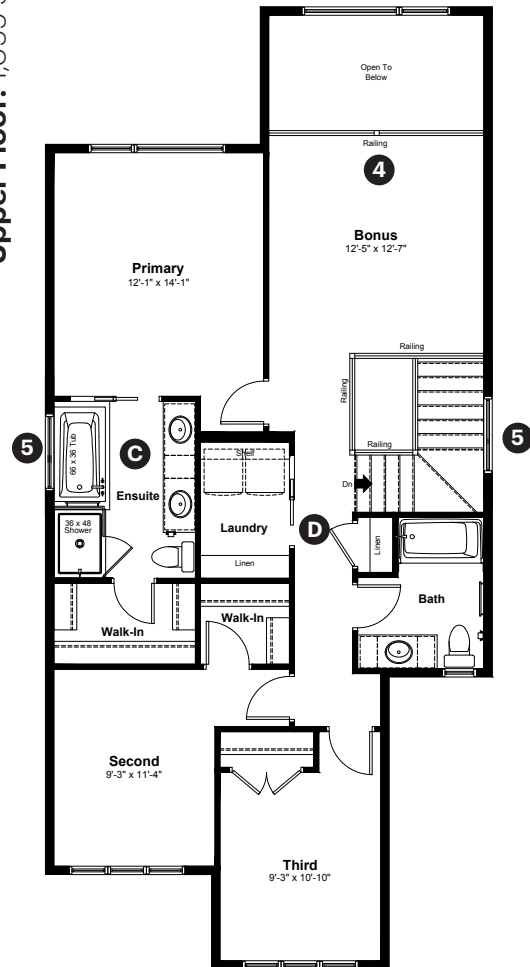
2,081 sq ft
3 bedrooms
2.5 bathrooms

Prairie Elevation

Main Floor: 982 sq ft



Upper Floor: 1,099 sq ft



Quick Possession Home Options

- 1 Rear Deck
- 2 Electric Fireplace with Mantel
- 3 Level 2 kitchen cabinet layout
- 4 Upper floor railing
- 5 Windows added throughout

Quick Possession Home Highlights

- A 9' main floor ceilings
- B Large mudroom with built in bench
- C Dual sinks in ensuite
- D Spacious laundry room

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 170

Quick
Possession

Anthem 

D'ARCY

OKOTOKS • ALBERTA

**41 Birch Row
Okotoks, AB**

2,081 sq ft
3 bedrooms
2.5 bathrooms

Prairie Elevation



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 one 96% high-efficient gas furnac 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 in the kitchen
- R-50 blown insulation in all attic spaces
- Rough-in waterline to fridge

The Interior

- Ceilings are finished with a knockdown 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
- Secondary cabinet color
- 3 CM quartz countertops in kitchen and bathrooms
- Upgraded undermount silgranit kitchen sink
- Upgraded kitchen faucet
- Upgraded Dining nook and island pendant lights
- Undermount bathroom sinks
- Upgraded pedestal sink in half bath
- Tiled walls added to shower in ensuite
- Stainless steel appliance package including a chimney hoodfan
- 9' high basement foundation
- Rough-in gas line added for BBQ and range in kitchen
- Walkout basement

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 170

Anthem Home Palette Selections

Model: Front Drive 170
 Address: 41 Birch Row, Okotoks AB

Cabinets, Flooring and Countertops

Wall Paint

Trim Paint & Mantel

Carpet

Luxury Vinyl Plank

Luxury Vinyl Tile Upper Floor

Vanity Backsplash & Wall Tile

Kitchen Lowers, Island & Primary Ensuite Profile: Slab

Countertops

Kitchen Backsplash

Kitchen Uppers & Full Bathroom Profile: 2 ¼" Slab

Cabinet Hardware

Plumbing

Kitchen Sink

Bathroom Sink

Pedestal Sink

Kitchen Faucet

Bathroom Faucet

Tub / Shower Faucet

Finishing

Exterior Deadbolt

Interior Door Lever

Bathroom Accessories

Exterior Handleset

Interior Doors



Anthem Home Palette Selections

Model: Front Drive 170 **Address:** 41 Birch Row, Okotoks AB

Lighting



Dining Room



Island Pendant



Stairwell



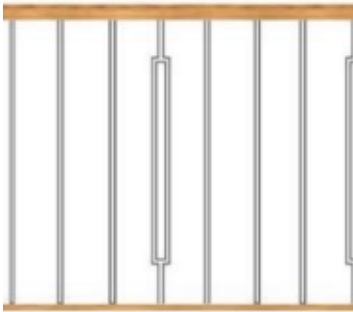
Bathrooms

*Number of lights determined by size of vanity



Bedrooms

Railing



Spindle Pattern



Post Cap



Handrail



Iron Color



Post

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

Appliances



Fridge



Chimney Hoodfan



Electric Range



Washer



Dryer



Dishwasher



Built In Microwave

