

Quick
Possession

Wedderburn
OKOTOKS ★ ALBERTA

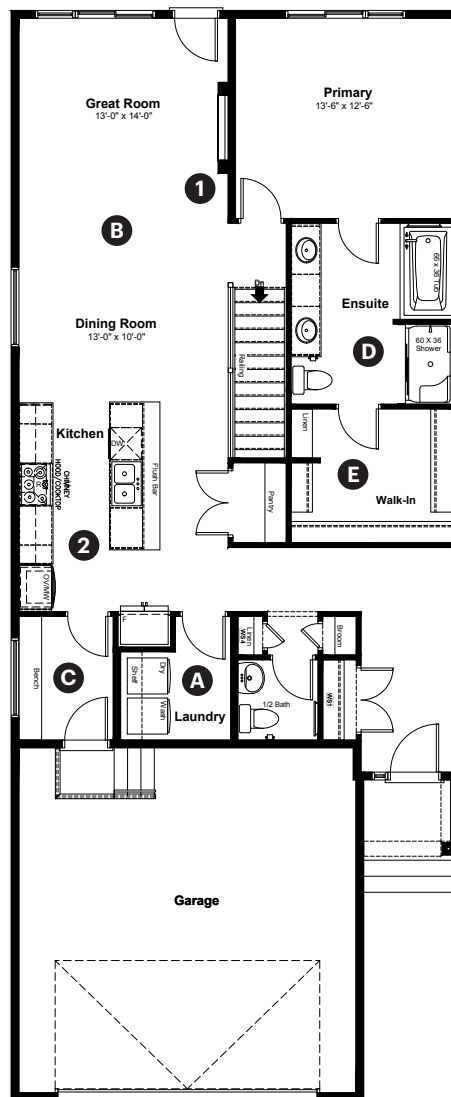
68 Emerson
Crescent
Okotoks, AB

1,302 sq ft
1 bedrooms
1.5 bathrooms

Craftsman Elevation

Anthem

Main Floor: 1,302 sq ft



Quick Possession Home Options

- 1 Electric Fireplace
- 2 Level 3 kitchen cabinet layout

Quick Possession Home Highlights

- A Spacious laundry room
- B 10' high main floor ceilings
- C Large mudroom with built in bench
- D Dual sinks in ensuite
- E Large walk in 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 220

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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 an 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 in the kitchen
- R-50 blown insulation in all attic spaces
- Rough-in waterline to the fridge

The Interior

- Ceilings are finished with a knockdown ceiling texture
- Luxury vinyl plank flooring on main floor

- Luxury vinyl plank flooring added to primary bedroom, walk in closet and ensuite
- Carpet on finished stairs and upstairs with an 8lb underlay
- Kitchen island brackets upgrade to metal stealth brackets
- Secondary cabinet color
- 3CM quartz countertops in kitchen and bathrooms
- Upgraded undermount silgranit kitchen sink
- Upgraded kitchen faucet
- Stainless steel appliance package comes with electric cooktop, chimney hoodfan and built in microwave & wall oven
- Upgraded kitchen backsplash tile
- Undermount bathroom sinks
- Gas line rough in added for BBQ and range
- 9' high basement foundation
- Iron railing on main floor stairwell
- Basement location ready for future suite

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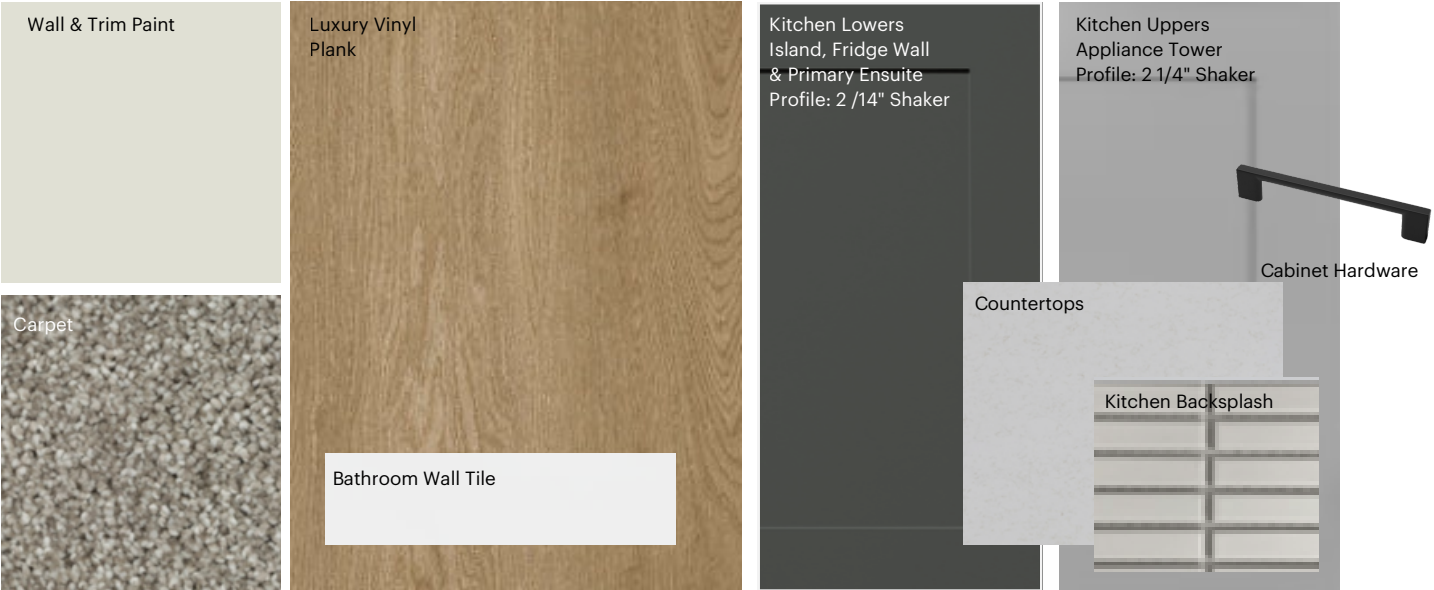
Front Drive 220

Anthem Home Palette Selections

Model: Front Drive 220

Address: 68 Emerson Crescent, Okotoks AB

Cabinets, Flooring and Countertops



Plumbing



Finishing



Anthem Home Palette Selections

Model: Front Drive 220 **Address:** 68 Emerson Crescent, Okotoks AB

Lighting



Dining Room



Island Pendant



Stairwell



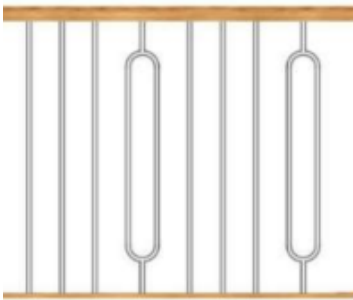
Bathrooms

*Number of lights determined by size of vanity

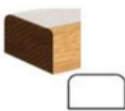


Bedrooms

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



Wall Oven



Washer



Dryer



Dishwasher



Built In Microwave

