

Quick
Possession

Wedderburn
OKOTOKS ★ ALBERTA

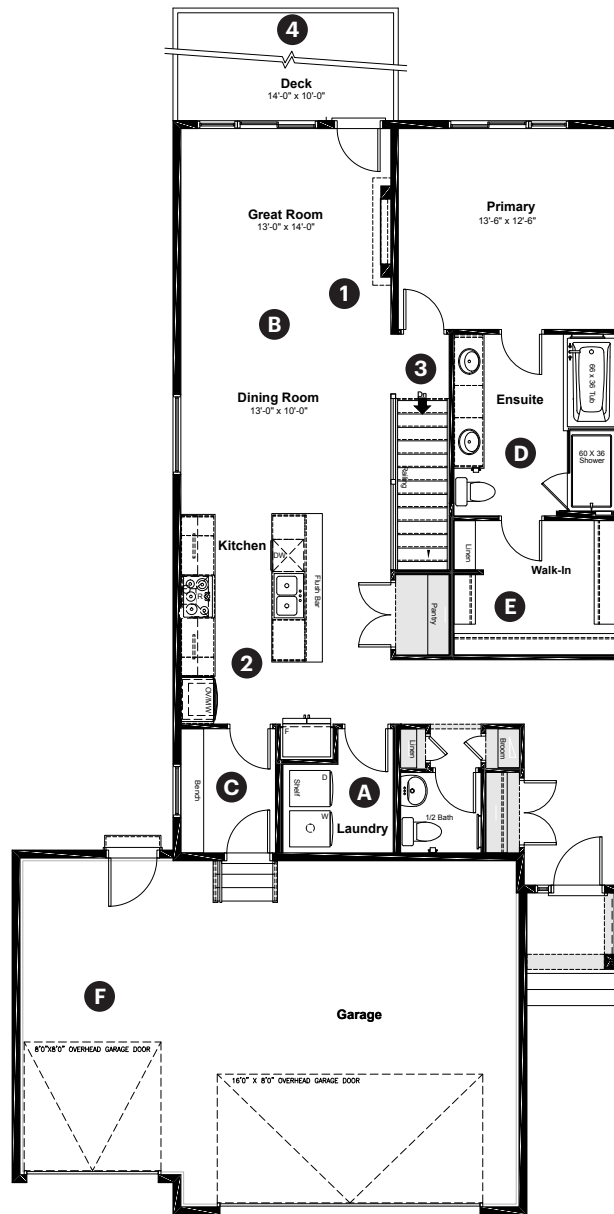
84 Emerson
Crescent
Okotoks, AB

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 with mantel
- 2 Level 3 kitchen cabinet layout
- 3 Walkout basement
- 4 Rear Deck

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
- F Third garage bay

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
- Interior doors are all 8ft
- 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
- Undermount bathroom sinks
- Gas line rough in added for BBQ and range
- 9' high basement foundation
- Basement location ready for future suite
- Iron Railing on Main floor stairwell
- Upgraded Dining nook and island pendant lights
- Upgraded pedestal sink in half bathroom
- Fully tiled shower
- Garage Man door included in third bay

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Front Drive 220

Anthem Home Palette Selections

Model: Front Drive 220 **Address:** 84 Emerson Crescent, Okotoks AB

Cabinets, Flooring and Countertops

Wall Paint

Trim Paint & Fireplace Mantel

Carpet

Luxury Vinyl Plank

Vanity Backsplash & Wall Tile

Kitchen Uppers
Lower Perimeter
Tower & Fridge Wall
Profile: 2 ¼" Shaker

Island
Bathrooms
Profile: 2 ¼" Shaker

Countertops

Kitchen Backsplash

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



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Lighting



Dining Room



Island Pendant



Stairwell



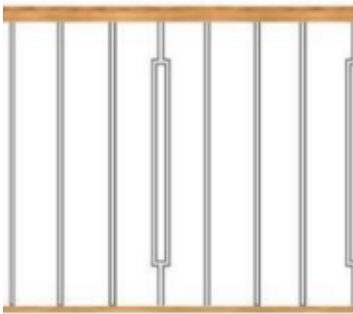
Bathrooms

*Number of lights determined by size of vanity



Bedrooms

Railing



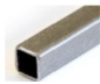
Spindle Pattern



Post Cap



Handrail



Iron Color



Post

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

Appliances



Fridge



Chimney Hoodfan



Electric Range



Wall Oven



Washer



Dryer



Dishwasher



Built In Microwave

