

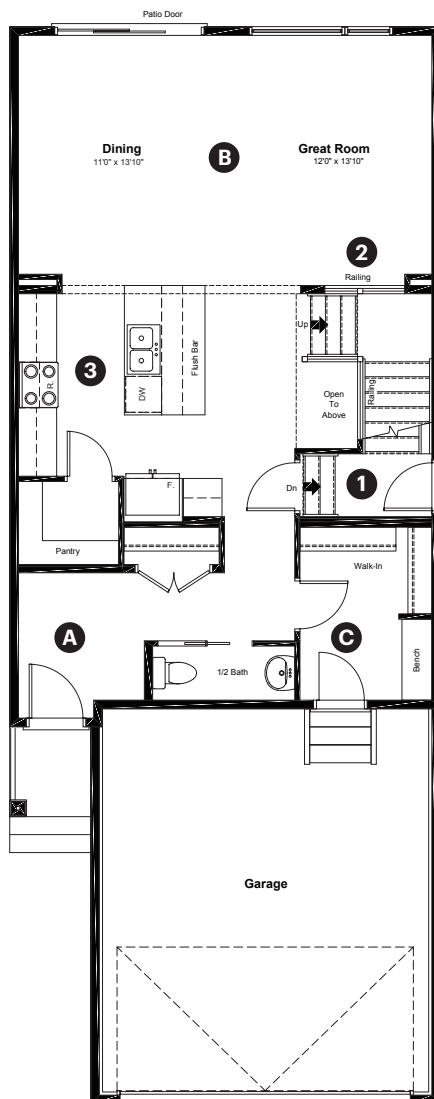
**2359 Egret Way NW
Edmonton, AB**

2,062 sq ft
3 bedrooms
2.5 bathrooms

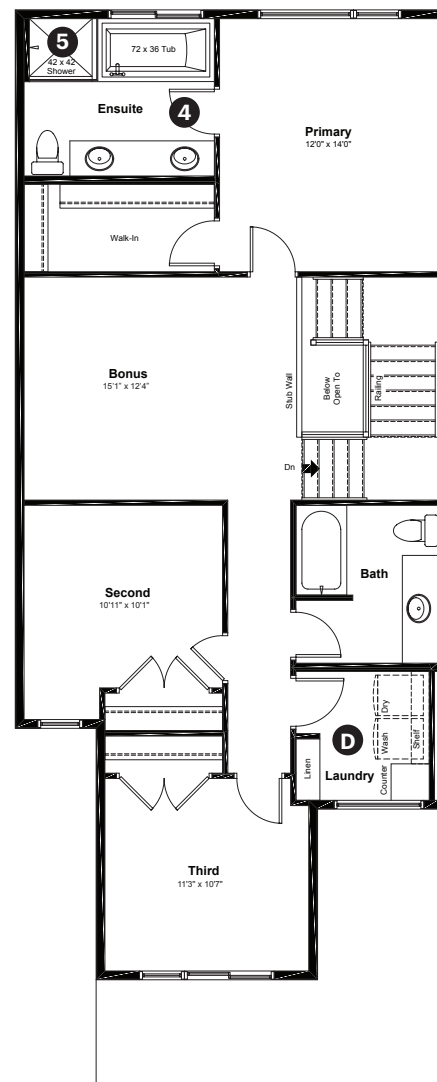
Craftsman
Elevation

Front Drive 140

Main Floor: 917 sq ft



Upper Floor: 1,145 sq ft



Quick Possession Home Options

- 1** Side Entry
- 2** Main floor railing
- 3** Level 2 kitchen cabinet layout
- 4** Primary ensuite option 1
- 5** Fully tiled shower with niche in ensuite

Quick Possession Home Highlights

- A** Large front foyer
- B** 9' high main floor ceilings
- C** Spacious mudroom with built-in bench
- D** Spacious laundry room

Weston
AT EDMONTON

**2359 Egret Way NW
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Craftsman
Elevation



Features

Anthem Construction Standards

- Low maintenance, 30-year 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

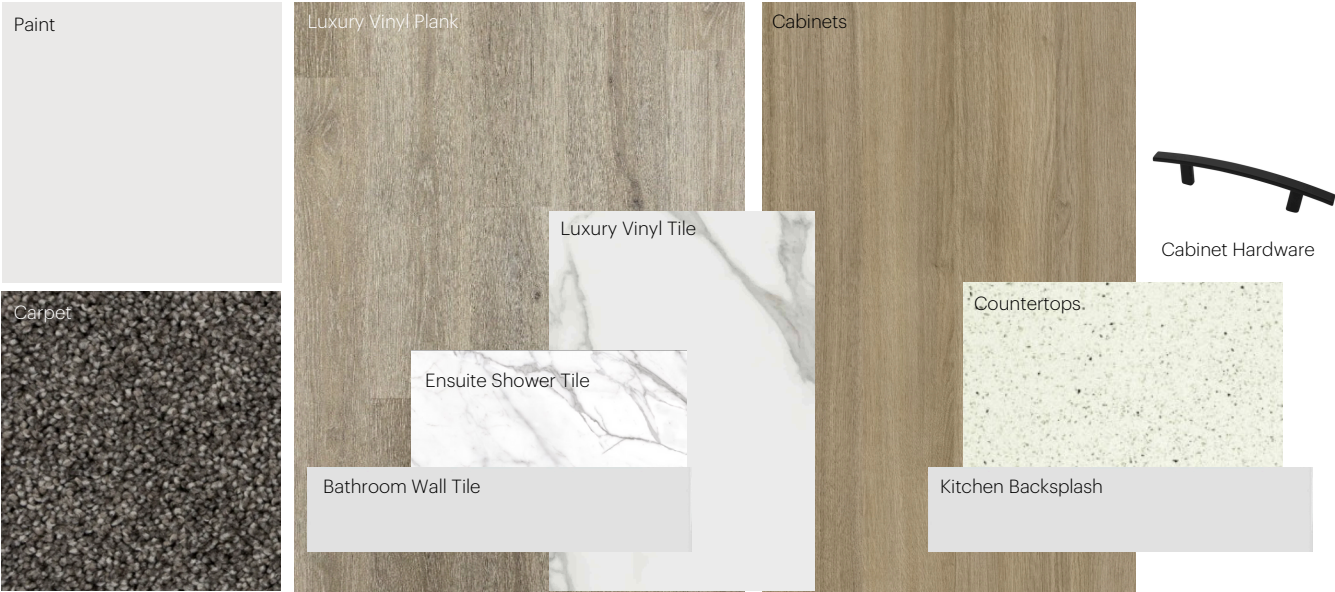
The Interior

- 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 sink
- Undermount bathroom sinks
- Stainless steel appliance package including a chimney hoodfan and a built in microwave
- Black matte lighting package

Anthem Home Palette Selections

Model: Front Drive 140
 Address: 2359 Egret Way NW, Edmonton AB

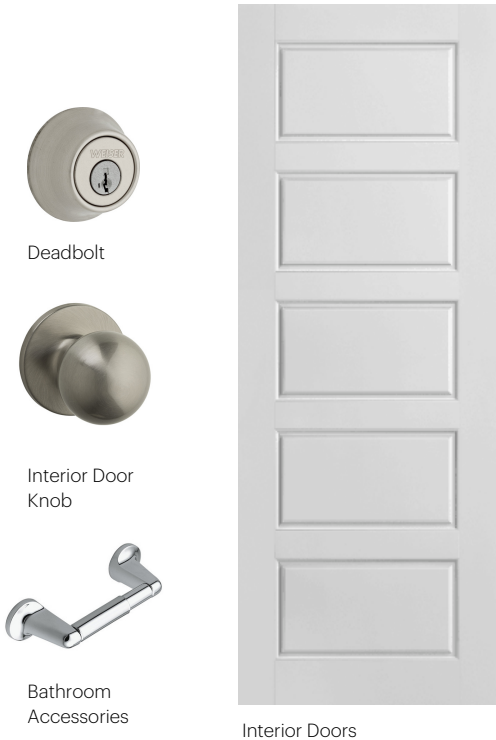
Cabinets, Flooring and Countertops



Plumbing



Finishing



Anthem Home Palette Selections

Model: Front Drive 140
 Address: 2359 Egret Way NW, Edmonton AB

Lighting



Dining Room



Island Pendant



Stairwell



Bathrooms

*Number of lights determined by size of vanity

Railing



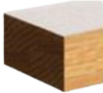
Bedrooms



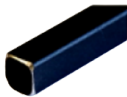
Halls / Closets



Spindle Pattern



Handrail



Iron Color



Post Cap

Post

Appliances



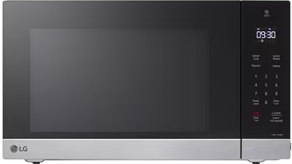
Fridge



Chimney Hoodfan



Stove



Built in microwave



Dishwasher

