

Quick
Possession

Wedderburn
OKOTOKS ★ ALBERTA

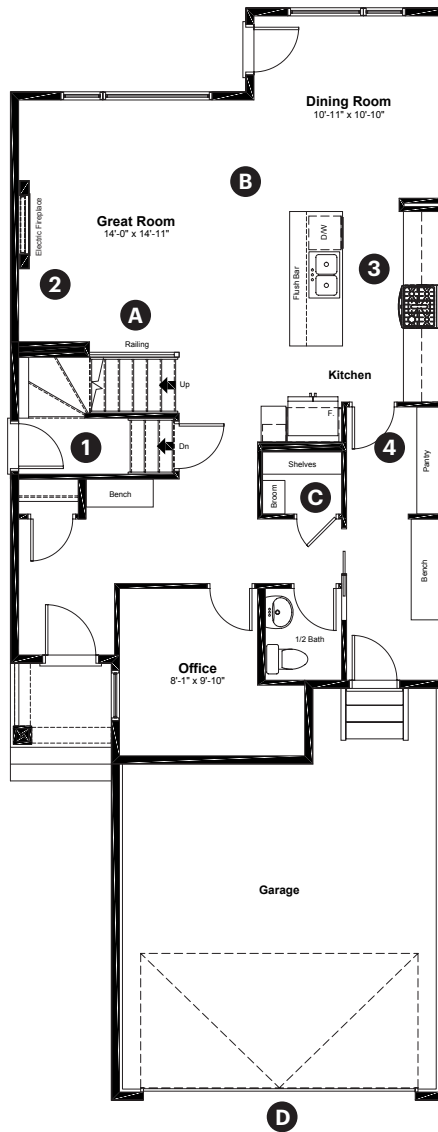
22 Emerson
Crescent
Okotoks, AB

2,257 sq ft
3 bedrooms
2.5 bathrooms

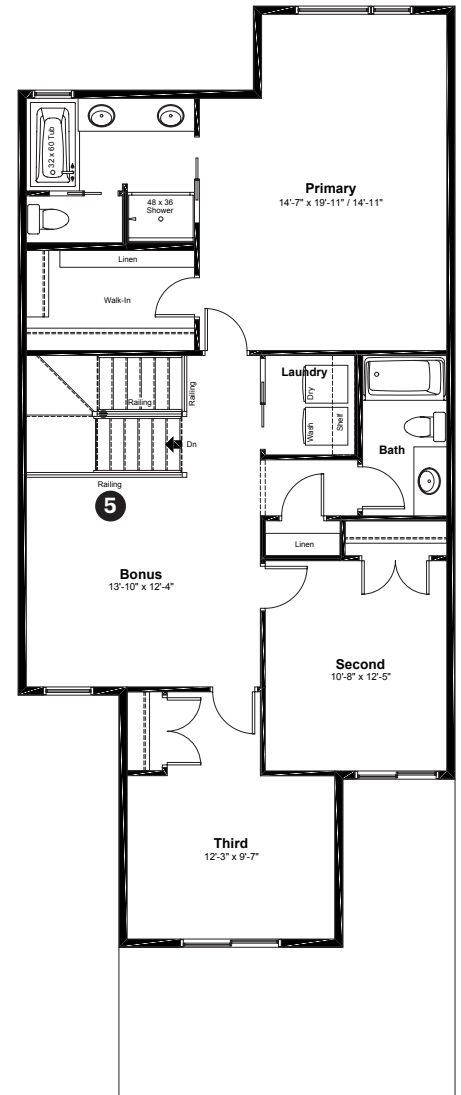
Craftsman Elevation

Anthem

Main Floor: 1,028 sq ft



Upper Floor: 1,229 sq ft



Quick Possession Home Options

- 1 Side entry
- 2 Electric fireplace
- 3 Level 3 cabinet layout with a chimney hoodfan, gas cooktop, wall oven and microwave
- 4 French door to pantry
- 5 Upper floor railing

Quick Possession Home Highlights

- A Main floor railing
- B 9' high main floor ceilings
- C Oversized main floor closet
- D 8' overhead garage door

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 111

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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 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 in 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
- Executive level luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Undermount stainless steel kitchen sink
- Undermount bathroom vanity sinks
- Quartz countertops in kitchen and bathrooms
- Stainless steel appliance package including a gas cooktop, chimney hoodfan, wall oven and microwave
- Additional windows added to side elevation
- 9' high basement foundation
- **Gas line for BBQ**
- Rough in for AC unit and electric vehicle charger
- Laundry counter added over washer & dryer
- Interior doors upgraded to 8'
- **Overhead garage door upgraded to Carriage style**

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