

# Priya K at 19 Gambel Loop

BED      BATH      SQ FT      HOME STYLE  
3+      2.5+      2218      FRONT ATTACHED GARAGE HOME

GARAGE TYPE

DOUBLE ATTACHED



AVAILABLE OCT. 2024

BLOCK:              7

STAGE:             3

LOT:                15

JOB:                WST-0-035500

COMMUNITY



SHOWHOME ADDRESS      9 Gambel Loop

SHOWHOME HOURS      Monday - Thursday  
from 3 - 8PM  
Weekend and  
Holidays  
from 12 - 5PM

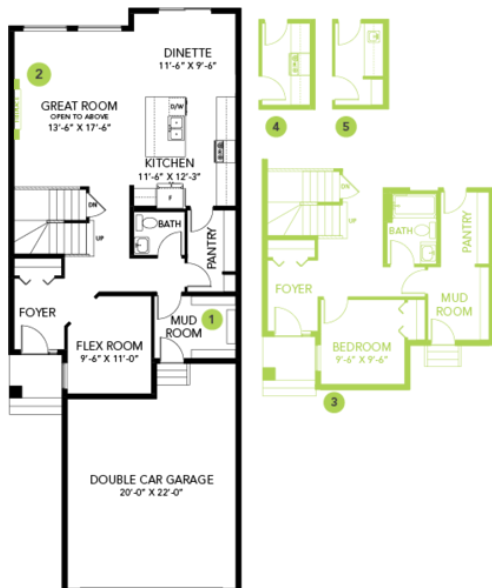
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# Model Features

- This stunning home is located in an amenity rich community and within walking distance to Spruce Grove's new civic centre.
- This full walk-out home has an expansive floorplan connecting the kitchen, dining area and a soaring open-to below great room, that features a 2-storey electric fireplace and windows.
- A 12'-6"x10' deck off the dining area with views overlooking a huge pie-shaped lot and a serene pond - NO neighbors behind you!
- Modern kitchen features a huge island, cabinets to the ceiling and an included Samsung kitchen appliance package.
- A flex room, and a mudroom with built-in bench, shelf & hooks complete the main floor.
- Spindle railing on the stairs and upper hall connect the main floor to upper level and large bright bonus room.
- The primary retreat, overlooking the pond, has a full walk-in-closet with double barn doors, and an upgraded 5-piece ensuite including a standalone soaker tub and tiled 5' shower.
- Energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace and 80gal hot water tank.
- Smart home system includes Alexa Echo Show, smart video doorbell, smart wi-fi door lock & Ecobee Thermostat.
- 9' foundation height perfect for future basement development.
- Trailblazer colour palette.
- Over \$101,000 in included designer options!

## Floor Plans

MAIN FLOOR



SECOND FLOOR

