

# Athena P at 17 Lake Street

BED	BATH	SQ FT	HOME STYLE	GARAGE TYPE
3+	2.5+	1564	LANED HOME	REAR DETACHED



AVAILABLE FEB. 2024

BLOCK: 6 LOT: 140

STAGE: 1C JOB: LBY-0-035158

COMMUNITY



SHOWHOME ADDRESS

Single Family Home  
2 Legacy Road

SHOWHOME HOURS

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

CONTACT

Ryan James  
403.814.1005

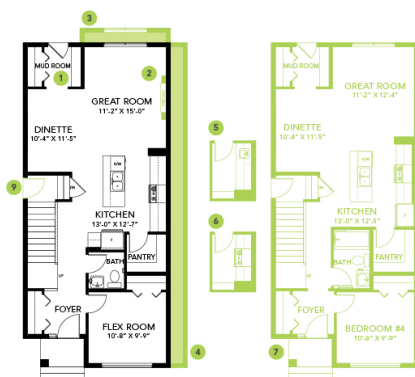
## Model Features

- Located in the beautiful growing community of Liberty Landing. Scenic walking trails, green spaces and a playground creates the perfect environment for any family. Close to grocery stores, shopping centers, farmers markets and so much more.
- Living in Liberty landing your yearly property taxes are lower than other communities. Over your 25-year mortgage, you will be saving over \$30,000 just by living in this amenity-focused community!

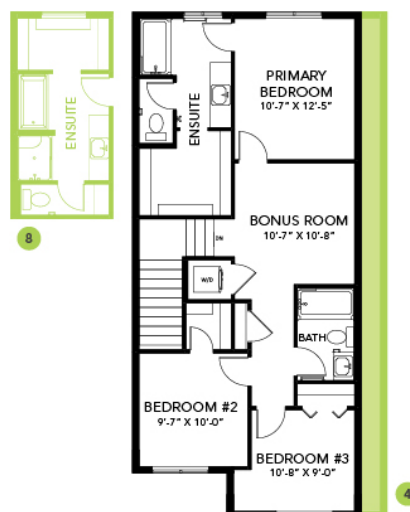
- The Athena is a beautiful, open concept laned home with a front foyer and rear mudroom with a bench, hooks, and lots of added storage.
- This home comes complete with a 6-piece appliance package as well as a smart home technology system that includes: Smart thermostat, video doorbell & Wi-Fi Smart keyless lock with touch screen and a Smart Home Hub.
- A flex room with large windows on the main floor makes a great spot for an office.
- L-shaped kitchen with a central island, pots and pans drawer, quartz counter tops, an undermounted sink, ceiling high cabinets and a staggered tile backsplash.
- Large corner pantry with a frosted French door.
- An elegant electric fireplace in the great room.
- Good sized primary bedroom with a bright window at the back of the house. Spacious 4-piece ensuite with an obscured glass window, a 5' shower with sliding glass door and duel undermounted sinks that lead into a large walk-in closet.
- The central bonus room between primary suite and secondary bedrooms gives added privacy.
- Secondary bedrooms are located at the front of the home with a walk-in closet in one of the rooms.
- Second floor laundry improving the functionality of any busy family home.

## Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

