

# Remi H at 2531 - 208 Street NW

Get Cash Back

BED	BATH	SQ FT	HOME STYLE
3	2.5	2409	FRONT ATTACHED GARAGE HOME

GARAGE TYPE

DOUBLE ATTACHED



QUICK POSSESSION

BLOCK:	21	LOT:	41
STAGE:	10B	JOB:	UPL-0-035215

COMMUNITY



SHOWHOME ADDRESS

Single Family Home  
2504 - 208 Street NW

SHOWHOME HOURS

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

CONTACT

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## Model Features

- This stunning home is located in a natural amenity rich community, steps away from the new provincial park, Big Island, and backs directly onto one of Upland's largest ponds.
- This full walk-out home features a soaring 2 storey-high foyer leading to the expansive main floor connecting the kitchen, dining area, and enormous great room with linear electric fireplace.
- 12'x10' deck off the dining area, and a west-facing backyard with views overlooking the serene pond - NO neighbors behind you!

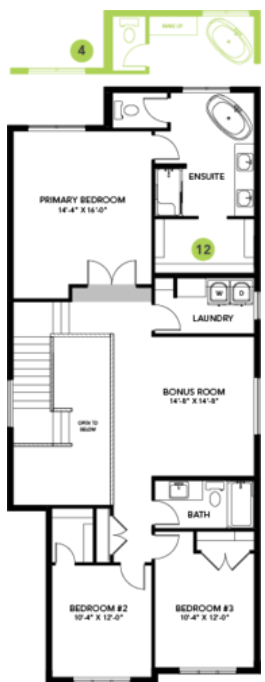
- The modern kitchen features a huge island, cabinets to the ceiling, flush eating bar w/ legs and a stainless-steel Chimney Hood Fan to match an included full Samsung appliance package.
- A large flex room with double barn doors, a half bathroom, walk-through pantry, broom closet and mudroom complete the main floor.
- Spindle railing on the stairs and upper hall connects the main floor to upper level and large bright bonus room.
- The primary retreat has a full walk-in-closet and an upgraded 5-piece ensuite, including a standalone soaker tub and tiled 5' shower, all overlooking the pond.
- The second floor laundry includes ample storage, countertop and a high efficiency front load washer and dryer in white.
- 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.
- 9'4" foundation height perfect for future basement development.
- Weather resistant precast exterior steps that require no maintenance.
- Advanced wear and stain resistant carpet with 35oz weight and 8lb underpad.
- Easy maintenance luxury vinyl plank flooring on the main floor and all "wet" areas.
- Metropolitan colour palette.
- Over \$81K in included designer options!

# Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

