

Priya P at 2515 - 208 Street NW

Get Cash Back

BED	BATH	SQ FT	HOME STYLE
4	3	2228	FRONT ATTACHED GARAGE HOME

GARAGE TYPE

DOUBLE ATTACHED



BLOCK:	21	LOT:	45
STAGE:	10B	JOB:	UPL-0-035216

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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587.906.8970

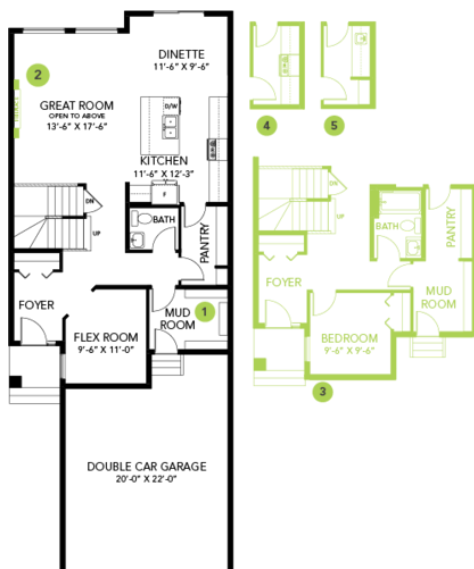
Model Features

- 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 partial walk-out home has an expansive floorplan connecting the kitchen, dining area, and a soaring open-to below great room with 2-storey electric fireplace and windows.

- 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, and a stainless-steel Chimney Hood Fan to match an included full Samsung appliance package.
- The main floor is complete with a 4th Bedroom and full 3rd Bathroom with tiled 5' shower, as well as a mudroom featuring a built-in bench, shelf, and hooks.
- Spindle railing on the stairs and upper hall connect the main floor to upper level and large bright Bonus Room.
- The Owner's 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.
- The second floor laundry includes 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.
- Sophisticate colour palette.
- Over \$92K in included designer options!

Floor Plans

MAIN FLOOR



SECOND FLOOR

