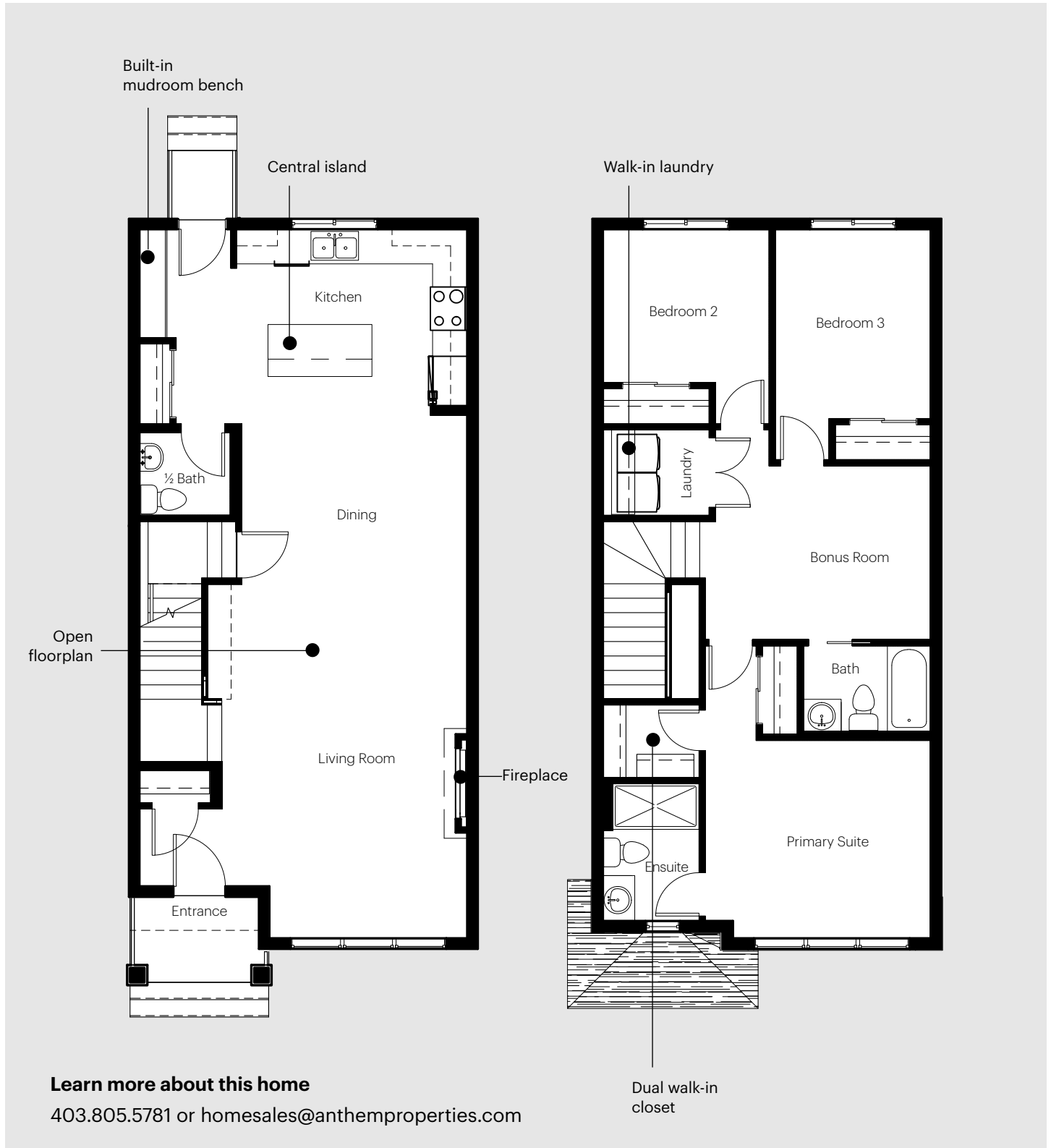


# Laned 110



22 Sage Way, Okotoks, AB  
3 Bedrooms | 2.5 Bathrooms

Main	833 sq ft
Second Floor	842 sq ft
<b>Total</b>	<b>1,675 sq ft</b>



**Learn more about this home**

403.805.5781 or [homesales@anthemproperties.com](mailto:homesales@anthemproperties.com)

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This photo is a representation of the model's kitchen and is not an exact representation of this home. Colours and finishes may vary.

## Foundation

- Basement will have a ceiling height of 8'
- 20'X22' parking pad (finishing depends on location)
- Front steps are precast concrete with broom finished and exposed aggregate risers

## Exterior

- 30-year architectural asphalt shingles
- Vinyl siding
- Above grade windows are triple pane low-E argon filled
- 8' tall insulated fiberglass entry door
- 20x22 gravel pad added to rear of home after grading is complete

## Plumbing & Heating

- 80 gallon electric hot water tank
- Emergency floor drain included in upstairs laundry
- 96% high-efficient gas furnace - dual-stage variable speed
- Programmable digital smart thermostat
- Furnace and all ductwork is professionally cleaned prior to occupancy

## Interior

- 9' ceilings on main floor
- Quartz countertops throughout
- All switches and plugs will be Decora type throughout
- 40" upper cabinets
- Full depth cabinet over fridge, soft close doors and drawers
- Luxury vinyl plank (LVP) flooring throughout main floor
- Luxury vinyl tile (LVT) in second floor bathrooms and laundry room
- Carpet on finished stairs, bonus room and bedrooms with 8lb underlayment
- LG 5-piece stainless steel appliance package (see palette for details)
- Front load washer and dryer

## Home Specific

- Move in ready home
- Private side entry
- Walk-in upstairs laundry
- Fireplace included
- Built in mudroom bench
- Riser to the ceiling added to upper cabinets in the kitchen

## Learn more about this home

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