

Quick  
Possession

Wedderburn  
OKOTOKS ★ ALBERTA

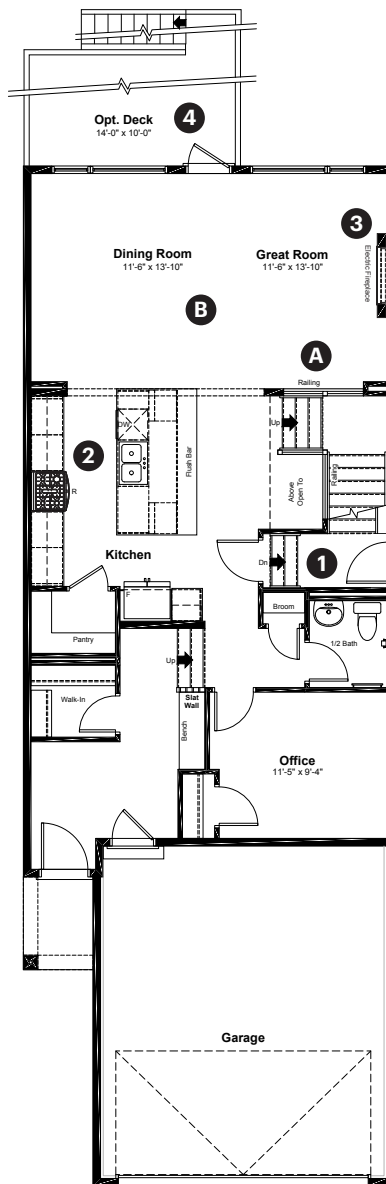
5 Wedderburn Gate  
Okotoks, AB

2,284 sq ft  
3 bedrooms  
2.5 bathrooms

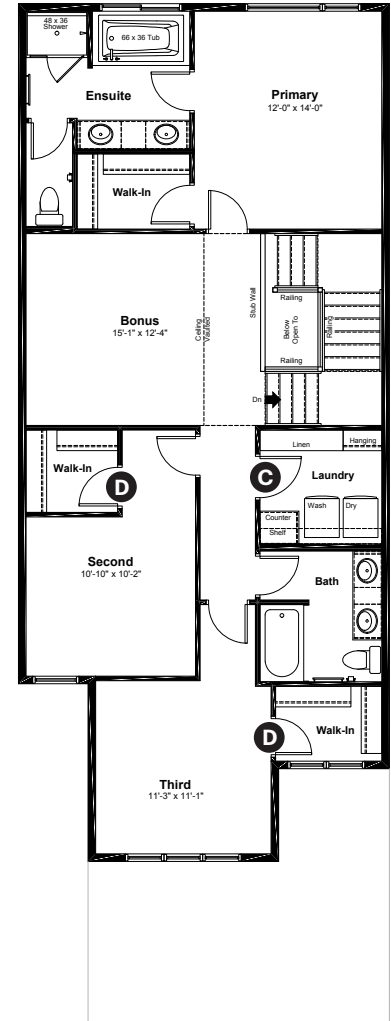
Craftsman Elevation

Anthem

Main Floor: 1,066 sq ft



Upper Floor: 1,218 sq ft



#### Quick Possession Home Options

- 1 Side entry
- 2 Level 2 kitchen cabinet layout with gas range, chimney hoodfan and built in microwave
- 3 Electric fireplace with tile surround to mantle
- 4 Rear deck with aluminum railing and glass inserts

#### Quick Possession Home Highlights

- A Main floor railing
- B 9' high main floor ceilings
- C Spacious laundry room
- D Walk-in closets in secondary bedrooms

Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The builder reserves the right to make change and modifications to the information contained herein. E.&O.E.

Front Drive 120

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Anthem 



## Features

### Anthem Construction Standards

- Low maintenance architectural asphalt shingles
- Anthem maximizes window coverage on every home to provide your home with natural light
- Windows are also triple plane low-E argon filled windows above grade
- Includes a 50 gallon gas water tank and 96% high-efficient gas furnace with dual-stage with variable speeds. It also has an integrated HRV system with dedicated pick up locations in each bathroom with timers for easy use
- Decora type switches throughout the home
- R-50 blown insulation in all attic spaces
- Rough-in waterline to fridge

### The Interior

- Ceilings are finished with a knockdown texture
- Luxury vinyl plank flooring on main floor
- Luxury vinyl tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Quartz countertops in kitchen and bathrooms
- Undermount silgranit kitchen sink
- Stainless steel appliance package
- Spindle railing on main floor stairwell
- Brushed nickel lighting package
- Additional windows added to side elevation
- 9' high basement foundation
- Rough-in gas line for BBQ on deck

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Front Drive 120

# Anthem Home Palette Selections

**Model:** Front Drive 120      **Address:** 5 Wedderburn Gate, Okotoks AB

## Cabinets, Flooring and Countertops

Trim and Fireplace Mantle Paint

Wall Paint

Carpet

Luxury Vinyl Plank

Fireplace Tile

Bathroom and Laundry Wall Tile

Luxury Vinyl Tile

Kitchen: Lower perimeter cabinets and island  
All bathroom vanities

Profile: 2 1/4" Shaker

Countertops

Kitchen Backsplash

Kitchen: Upper cabinets  
Laundry: Counter gable

Profile: 2 1/4" Shaker

Cabinet Hardware

## Plumbing

Kitchen Sink

Kitchen Faucet

Bathroom Faucet

Pedestal Sink

Bathroom Sink

Roman Tub Faucet

Tub / Shower Faucet

\*faucet shown is not included

## Finishing

Deadbolt

Interior Door Lever

Bathroom Accessories

Interior Doors



# Anthem Home Palette Selections

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**Address:** 5 Wedderburn Gate, Okotoks AB

## Lighting



Dining Room



Island Pendant



Stairwell



Halls / Closets



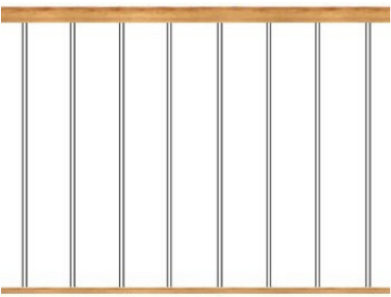
Bedrooms




Bathrooms

\*Number of lights determined by size of vanity

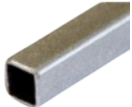
## Railing




Spindle Pattern




Handrail



Iron Color




Post Cap




Post


## Appliances




Fridge




Chimney Hoodfan




Gas Range



Washer



Dryer



Dishwasher



Microwave

