

Quick Possession

Wedderburn  
OKOTOKS ★ ALBERTA

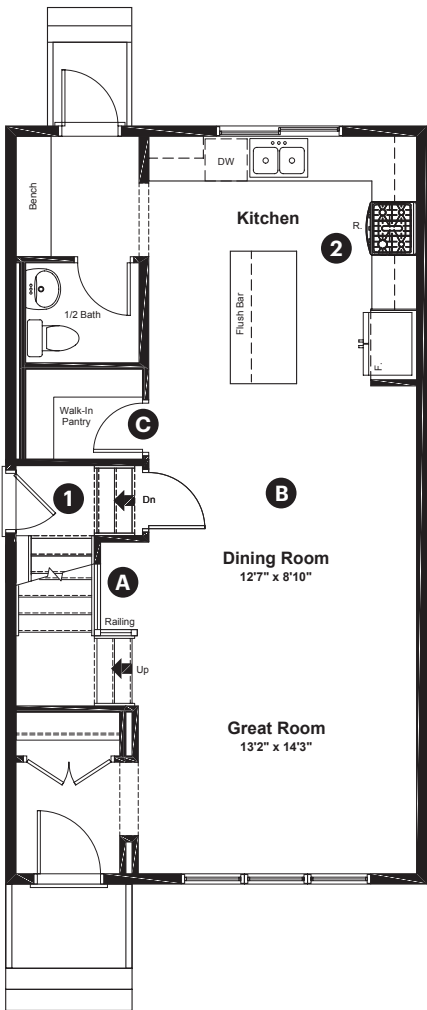
80 Wedderburn Drive  
Okotoks, AB

1,440 sq ft  
3 bedrooms  
2.5 bathrooms

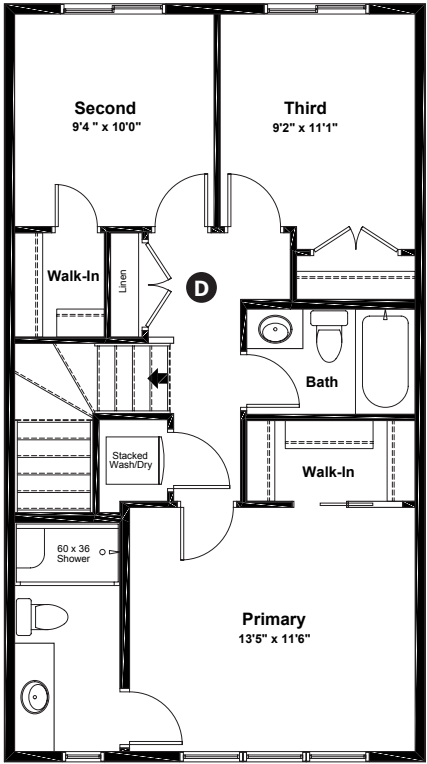
Craftsman Elevation



Main Floor: 720 sq ft



Upper Floor: 720 sq ft



Quick Possession Home Options

- 1 Side entry
- 2 Level 2 kitchen cabinet layout with gas range

Quick Possession Home Highlights

- A Main floor railing
- B 9' high main floor ceilings
- C Walk-in pantry in kitchen
- D Upstairs linen closet

Laned 160

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.

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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 an 80 gallon electric 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
- **Black matte lighting package**
- Additional windows added to side elevation
- Rough-in gas line for BBQ on deck
- 9' basement foundation

Laned 160

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# Anthem Home Palette Selections

**Model:** Laned 160
 **Address:** 80 Wedderburn Drive, Okotoks AB

## Cabinets, Flooring and Countertops

Trim Paint

Wall Paint

Carpet

Luxury Vinyl Plank

Luxury Vinyl Tile

Bathroom Wall Tile

Cabinets

Countertops

Kitchen Backsplash

Cabinet Hardware

## Plumbing

Kitchen Sink

Pedestal Sink

Kitchen Faucet

Bathroom Faucet

Bathroom Sink

Tub / Shower Faucet

## Finishing

Deadbolt

Interior Door Knob


Bathroom Accessories

Interior Doors


# Anthem Home Palette Selections

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## Lighting



Dining Room



Island Pendants



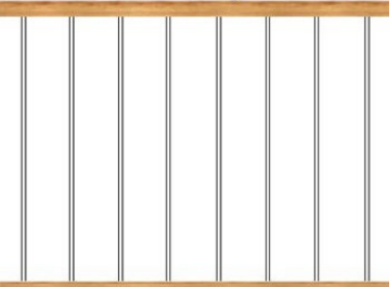
Bathrooms

\*Number of lights determined by size of vanity




Bedrooms

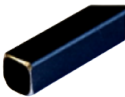
## Railing




Spindle Pattern




Handrail



Iron Color




Post Cap

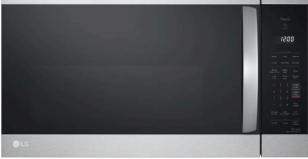


Post


## Appliances




Fridge




Over The Range Microwave




Gas Range



Washer



Dryer



Dishwasher

