

Quick  
Possession

**GLENRIDDING  
RAVINE**

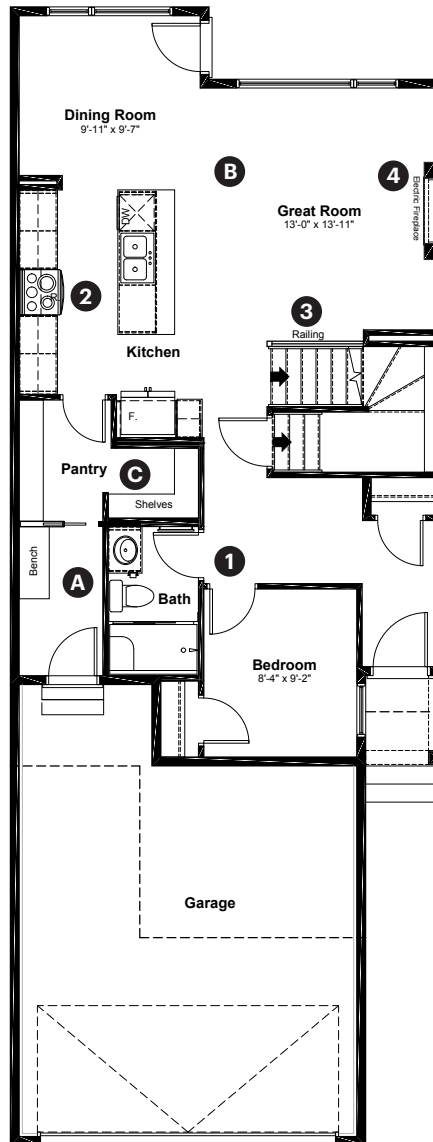
**2524 158 Street  
Edmonton, AB**

1,961 sq ft  
3+1 bedrooms  
3 bathrooms

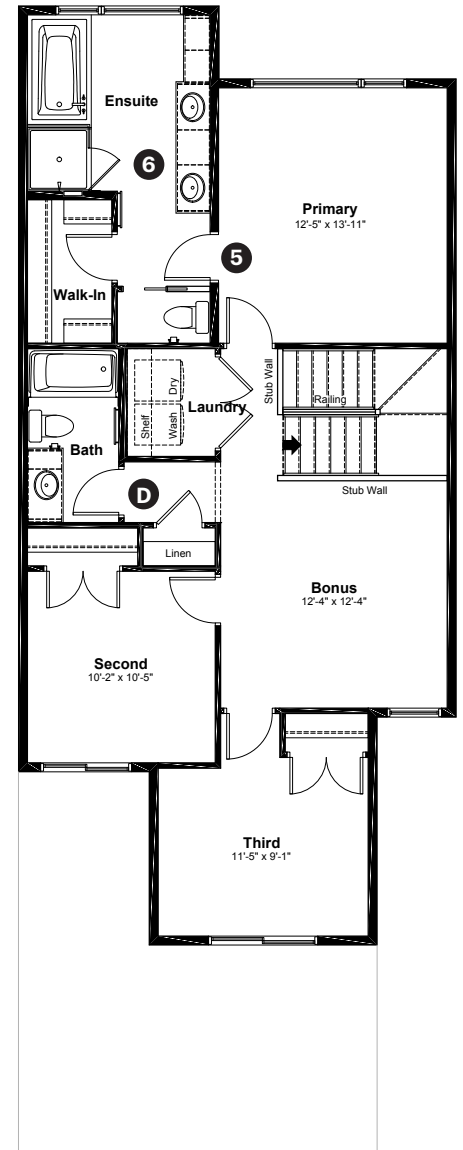
Craftsman  
Elevation

**Anthem**

**Main Floor: 899 sq ft**



**Upper Floor: 1,062 sq ft**



#### Quick Possession Home Options

- 1** Main floor bedroom with full bathroom
- 2** Level 2 kitchen cabinet layout
- 3** Main floor railing
- 4** Electric fireplace
- 5** Primary ensuite option 1
- 6** Tiled walls with niche in ensuite shower

#### Quick Possession Home Highlights

- A** Built-in bench in mudroom
- B** 9' high main floor ceilings
- C** Large pantry
- D** Upstairs linen closet

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 110**

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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 the fridge

### The Interior

- Ceilings are finished with a splatter texture
- Luxury vinyl plank flooring on main floor
- Ceramic tile flooring in upper bathrooms and laundry
- Carpet on finished stairs and upstairs with an 8lb underlay
- Secondary cabinet color
- Quartz countertops in kitchen and bathrooms
- Elevated level kitchen backplash tile
- Black matte door hardware
- Undermount stainless steel kitchen
- Undermount bathroom sinks
- Stainless steel appliance package including a chimney hoodfan and built in microwave
- Black matte lighting package with executive level dining room fixture

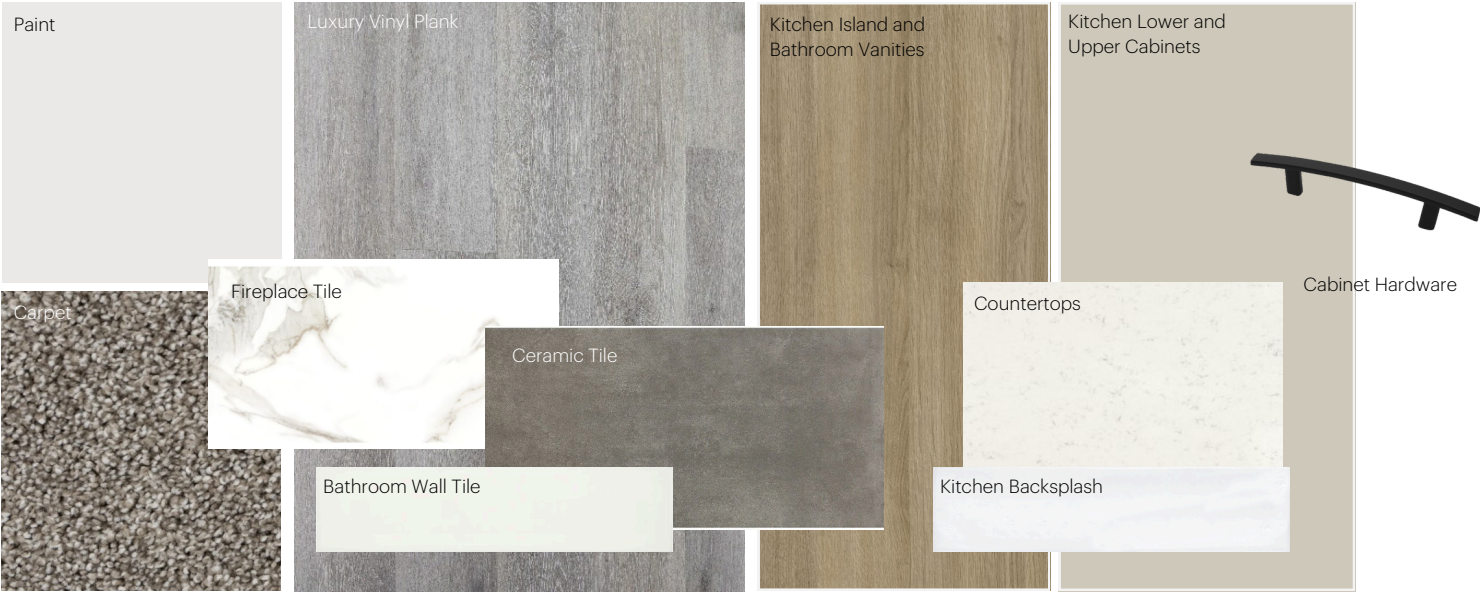
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Front Drive 110

# Anthem Home Palette Selections

**Model:** Front Drive 110
 **Address:** 2524 158 Street, Edmonton AB

## Cabinets, Flooring and Countertops



## Plumbing



## Finishing



# Anthem Home Palette Selections

**Model:** Front Drive 110
 **Address:** 2524 158 Street, Edmonton AB

## Lighting



Dining Room



Island Pendants



Stairwell



Bathrooms

\*Number of lights determined by size of vanity



Bedrooms

## Appliances



Fridge



Chimney Hoodfan



Stove

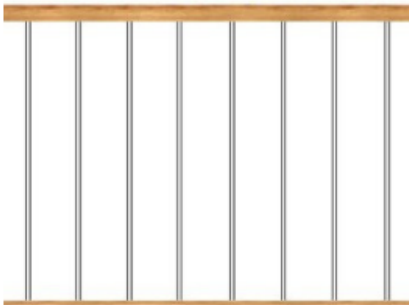


Built in microwave

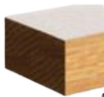


Dishwasher

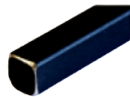
## Railing



Spindle Pattern



Handrail



Iron Color



Post Cap

Post