

# SIERRA VISTA

455 Crimson Ridge Place • Crimson Ridge, Calgary



2076 sq. ft.



3 bedrooms



2.5 bathrooms



24'

## SHOW HOME FEATURE SHEET



- Farmhouse style elevation with horizontal vinyl siding and woodgrain smartboard panels adorned with 2" battens on top. Asphalt shingles, cultured stone, cedar decorative truss, black fusion wrapped window grills, and a pre-cast concrete porch
- ★ Corner lot includes upgraded decoration to front, side, and rear elevation and additional windows to the great room
- ★ Oversized 20'x23' garage with a exterior man door to side wall
  - 8' high painted front door with satin etch glass inserts
- ★ Treated wood deck to rear with smartboard clad deck skirting
  - 9' undeveloped basement with developed staircase
  - 9' in floor ceilings with 8' high doors in common areas
  - 8' wide patio door with transom
  - Quartz countertops throughout home
  - Hardwood throughout main floor common areas.
  - Tile to rear mudroom, laundry room, and upper floor bathrooms
  - Matte black door hardware, hinges, doorstops and bathroom accessories
- ★ 2 story vaulted ceiling in the foyer/stairwell

### Kitchen

- ★ Chef's kitchen complete w/ built-in stainless steel microwave, gas range, fridge with water dispenser, dishwasher & pyramid style hood fan.
- ★ 9' kitchen island completed with upgraded Delta Trinsic faucet in Champagne Bronze, with a waterfall countertop on both ends
- ★ Upgraded kitchen cabinets, including full height pantry, floating shelves on either side of hood fan
- ★ Upgraded ceramic porcelain backsplash tile to kitchen
  - 42" high upper kitchen cabinets with riser up to the dropped bulkhead above
  - Increased cabinet depth above the fridge
- ★ Silgranit sink in the color white. Silgranit is a high-quality granite composite
- ★ Upgraded stratum white quartz countertops in kitchen
- ★ Three toned cabinetry with upgraded painted cabinets in the colors in Windy City, Charcoal Gray and Charcoal Wipe
  - Spacious walk-through pantry with 8' high obscure glass french door between kitchen and pantry



### Main Floor

- ★ Main floor powder room w/ standard pedestal sink, upgraded faucet, and full height mirror
- ★ Feature wall color to all 4 walls of the powder room
- ★ Striking electric fireplace with upgraded vertical ceramic tile
- ★ Developed Staircase. The wall between the main floor and the basement staircase has been removed and replaced with horizontal spindles, with a stub wall on the other side

### Primary Bedroom

- ★ Stunning painted feature wall behind bed
  - Primary bedroom includes large walk-in closet and ensuite
- ★ Ensuite also includes separated double vanities and private water closet, free standing tub, upgraded shower tile and base, 3 sided shower door, matte black shower door trim and plumbing fixtures
- ★ Vaulted ceiling
- ★ Barn door from the primary bedroom to the ensuite
- ★ Upgraded ensuite shower
- ★ Upgraded ensuite shower door



★ = Upgrades specific to this Show Home

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SHOWHOME FEATURES CONTINUED

## Upper Floor

- ★ Convenient upper floor laundry, with a front loaded washer and dryer
- Spacious 9' ceiling bonus room flooded with natural light from the abundance of windows
- Dual entry to main bath

## Lighting & Electrical Features

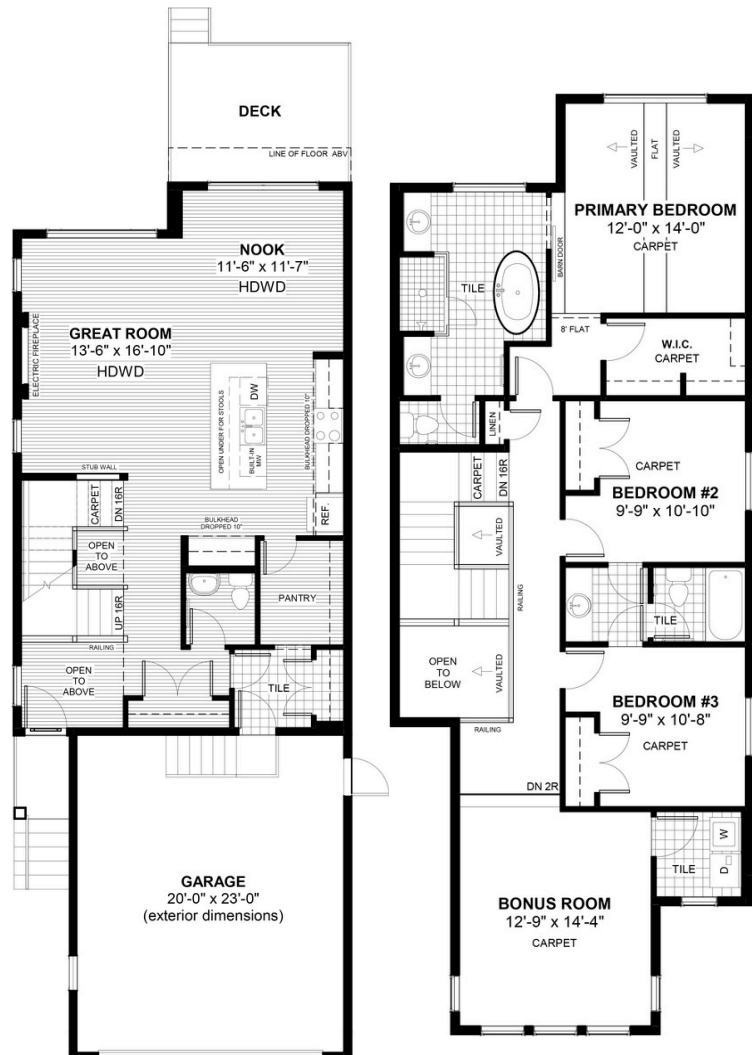
- Premium light fixtures with the addition of disc lights throughout the kitchen, great room, & garage
- Pendant light in powder room
- 2 dropped pendants in the kitchen
- 1 USB outlet to kitchen
- ★ Security system includes motion sensors & alarm

## Plumbing & Mechanical Features

- ★ Air conditioner
- Power-drip humidifier
- Radon gas removal system rough-in
- High efficiency furnace
- Heat recovery ventilation system
- High efficiency electric hot water tank
- Water line to fridge
- 2 Exterior hose bibs
- Furnace and air duct cleaning prior to possession

## Miscellaneous

- ★ Drapery & hardware installed in great room, nook, and primary bedroom.
- ★ Roller shades installed in entrance, great room, bonus room, and upper floor bedrooms
- ★ Designer wallpaper to nook



## CONTACT US



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