

29 COLE WAY

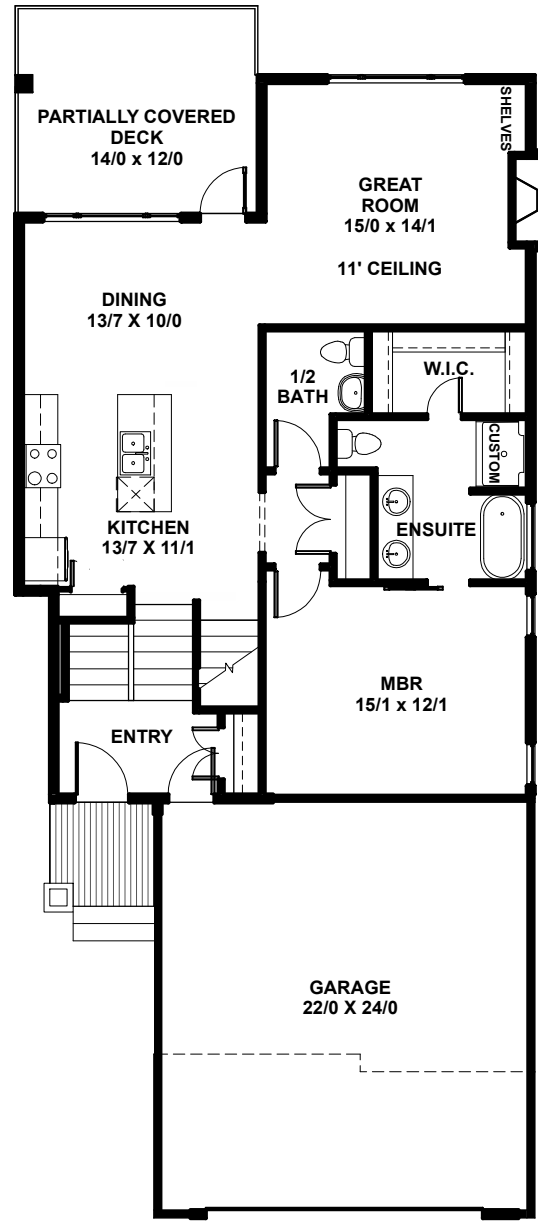


SHOW HOME

- 1,471 Square Foot Modified Bi-Level
- 5 Bedrooms/3 + 1/2 bathrooms
- 22' x 24' attached garage
- *Features on reverse*

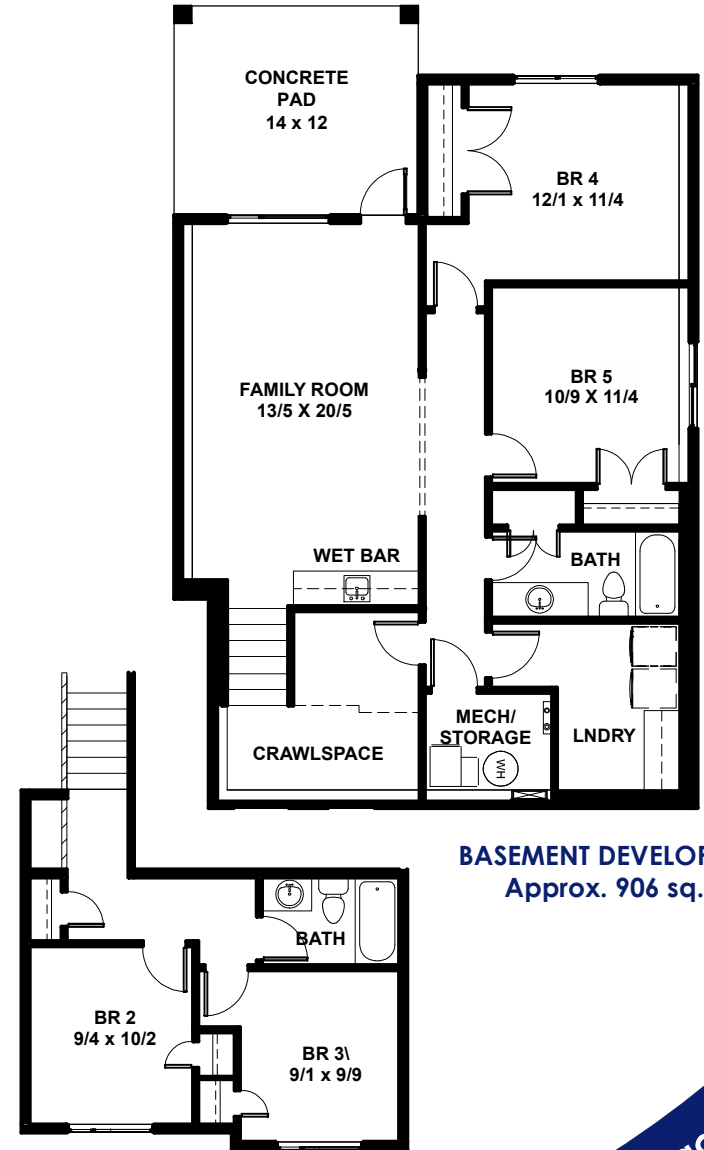
FOR SALE

TrueLineHomes.com
403.341.5933



MAIN FLOOR
1124 sq. ft.

SQ FT: 1471 WIDTH: 30'0" LENGTH: 66'0"



UPPER FLOOR
347 sq. ft.

BASEMENT DEVELOPMENT
Approx. 906 sq. ft.

See Back For
Details

True-Line Homes Standard Construction Features . . .

Exterior Features:

- Exterior finishes to developers specs & locations
- Limited Lifetime architectural shingles
- Standard Vinyl siding
- Fiberglass Front door
- Augusta Front door hardware
- Tyvek home wrap system
- 7/16" OSB roof sheathing
- Low E windows
- Garage Sump - Dry
- Garage Door opener with two remotes
- Poured concrete driveway & sidewalks on urban properties
- Basic grading away from home with onsite mat

Interior Features:

- 9' ceilings on the main floor, 8' upper floor on 2 Storey
- 8' Ceilings in basement
- 1 Main + 1 Accent colour of high quality paint
- Variety of interior door styles to select from
- Selection of door knobs or levers to choose from with various finishes
- Multiple styles of bathroom hardware to select from
- Full height tiled kitchen backsplash
- Wire shelving in pantry and closets

Construction Features:

- Shut off valves on all sinks, toilets & exterior taps
- Drip-free bathroom fans
- Waterline to fridge
- Roughed-in vacuum system
- Exterior electrical outlets in soffit with switch in front closet
- Painted MDF 4" baseboards and 3" casing
- 16" on center silent floor system
- 3/4" premium subflooring; glued and nailed
- Batt insulation R20 in walls, R40 in ceiling
- Insulated Rim Board R14
- High-efficiency Furnace & #40 High efficiency HWT

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Choice Features in This Home...

- Walk-out, fully developed basement with 2 bedrooms, 1 bathroom, custom wet bar, family room and lounge area
- Upgraded cabinets, flooring, woodwork and lighting package
- Appliance package
- Blinds package
- 11' ceilings in great room
- Quartz countertops in kitchen
- Tiled shower in ensuite
- Soaker tub in ensuite
- Gas fireplace in Great Room
- Roughed-in underslab heat in basement
- Rear Deck, 14'x12' dura deck with aluminum railing, soffit under, partially covered
- Gas line to deck
- SunStop Low E argon filled windows
- Tankless hot water system
- HRV System
- Insulation R20 in walls, R40 in ceiling
- 22' x 24' attached garage with 220V
- 1 Garage dry sump, 220V and gas heater rough-in
- Exterior accents

**UNDER
CONSTRUCTION**

TrueLineHomes.com

403.341.5933



The Alberta
New Home
Warranty
Program



Original Price of Home: \$683,300
Less Promotion: -\$20,000
Purchase this house today : \$663,300*
(Including Lot & GST)