

## 143 Ellington Cres



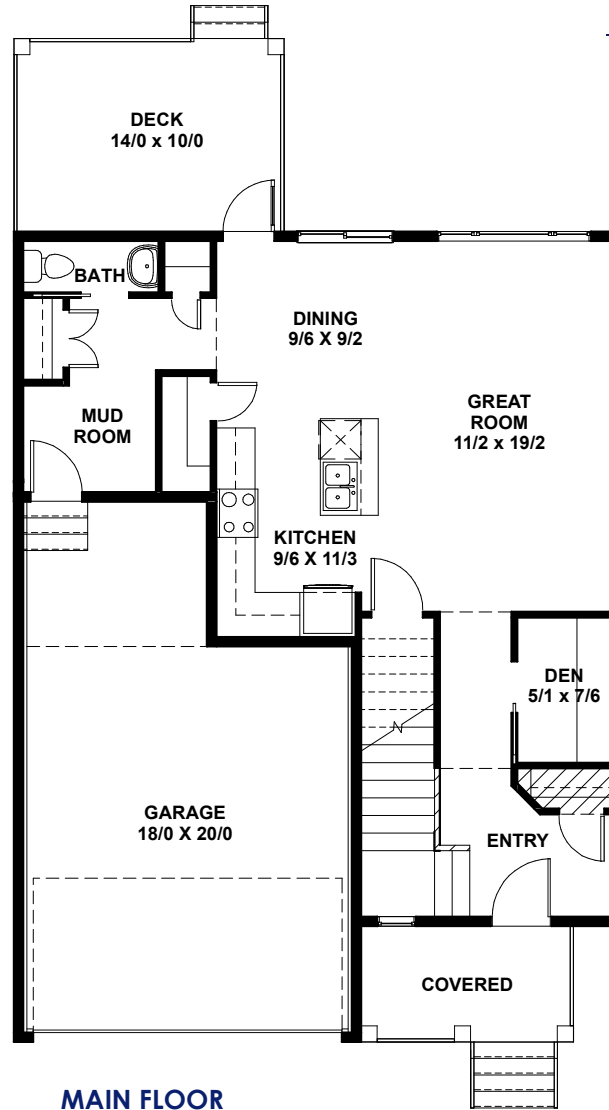
SQ FT: 1697    WIDTH: 31'8"    LENGTH: 42'0"

### Show Home The Emerson

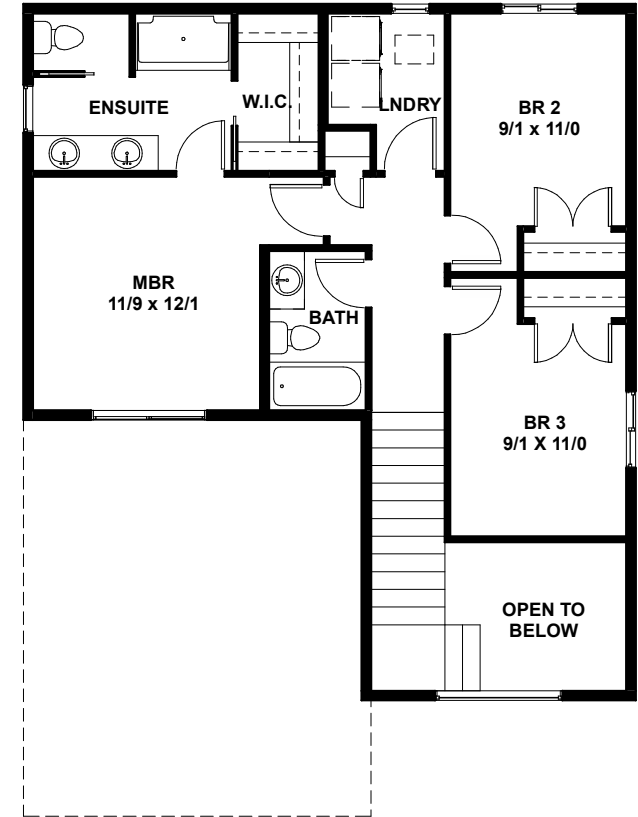
- 1,697 Sq. Ft. 2 Storey
- 3 Bedrooms/2-1/2 bathrooms
- Future Basement Development
- 18' x 20'/28' attached garage
- Trex composite decking

# SOLD

TrueLineHomes.com  
403.341.5933



MAIN FLOOR  
811 sq. ft.



UPPER FLOOR  
886 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 material

#### Interior Features:

- 9' ceilings on the main floor, 8' upper floor on 2 Storey
- 8' ceiling in basement
- 1 Main + 1 Accent colour of high quality paint
- Variety of Interior door styles to select from
- Selection of door hardware 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
- Exterior electrical outlets in soffit with switch in front closet
- Roughed-in Central Vacuum system
- 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

SQ FT: 1697 WIDTH: 31'8" LENGTH: 42'0"

Lot Size: 40'x88' Lot Value: \$126,900

### Choice Features in This Home...

- Upgraded cabinets, flooring, woodwork and lighting package
- Kitchen with Quartz countertops, undermount sink & maple cabinets
- Premium Appliance Package
- Master Bedroom with 4 piece Ensuite and Walk-in Closet
- Custom 5ft Tile Shower in Ensuite
- Open to Above Entry
- Covered front Veranda with Trex decking
- Covered Rear Deck, 14'x10' with Trex decking
- SunStop Low E argon filled windows
- Upgraded R50 insulation in ceiling
- 18' x 20'/28' attached garage with 220V, Garage dry sump and overhead heater
- Heat Recovery Ventilator system (HRV)
- Blinds for main and upper floor windows
- Sod in front yard

# SOLD

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The Alberta  
New Home  
Warranty  
Program



Original Price of House: \$606,493  
Less Promotion: - \$8,000  
**Purchase this house today : \$598,493**  
(Including Lot & GST)