

## FEATURES

### Welcome Home

- ✓ Smooth finish acrylic stucco exterior with brick accents with Urban Classic styling
- ✓ Exceptional landscaping with easy walk ability to neighborhood amenities & transit
- ✓ Contemporary, designer finishes in common areas and corridors
- ✓ Secure underground heated parking
- ✓ Convenient visitor parking
- ✓ Convenient access to Sherwood Park Freeway and Argyll Road

### Masterful Suite Finishes

- ✓ 9' ceilings
- ✓ Warm Tranquil beige paint colour throughout.
- ✓ Quality 35 oz nylon carpet with 5 lb underlay
- ✓ Designer lighting package
- ✓ Hunter Douglas window blinds
- ✓ Decora style switches
- ✓ Taymor interior door hardware
- ✓ Chrome mirror panel bypass closet doors
- ✓ Personal interior design consultation

### Your Outdoor Space

- ✓ Oversized patios and balconies
- ✓ Natural gas BBQ outlet on patios
- ✓ GFCI outdoor outlet on patios.

### Artistically Inspired Kitchens

- ✓ Energy Star black or white Whirlpool appliances:  
30" easy clean electric range  
18" cu. ft. top freezer refrigerator  
Built in dishwasher  
Space saving microwave rangehood
- ✓ Contemporary maple or oak cabinets complete with designer brushed nickel hardware
- ✓ Built-in pantry with solid shelving\*
- ✓ Stylish laminate countertops with flat edge
- ✓ Convenient raised eating bar\*
- ✓ Delta single lever faucet and dual bowl sink in smooth satin finish

### Creative Bathroom Finishes

- ✓ Contemporary maple or oak cabinets complete with designer brushed nickel hardware
- ✓ Stylish laminate banjo top counters with full length mirror
- ✓ Bank of drawers in master ensuite vanity
- ✓ HYTEC by Kohler gelcoat tubs and 5' walk-in showers\*
- ✓ Delta single lever faucets
- ✓ Classic Taymor bathroom hardware
- ✓ Recessed medicine cabinets

### Going Green

- ✓ Double pane Low E2 argon gas filled oversized windows.
- ✓ Energy efficient compact florescent bulbs in common areas.
- ✓ Energy efficient appliances.
- ✓ Individually controlled heating in each suite.
- ✓ Superior construction procedures reduce waste.

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### Added Value Features

- ✓ Built in Tech centre with oak or maple cabinets and prewired with cable, RJ45 and Cat 5e\*
- ✓ Concept room with sliding flat panel door with frosted insert (customize this space to suite your personality)
- ✓ Master Bedroom, living room and concept room wired for phone/internet access
- ✓ Flat TV wall hook ups located in living room, concept room and all bedrooms
- ✓ Space saving, stacking whirlpool washer and dryer (in white) included with in-suite laundry and storage area
- ✓ Solid core suite entry doors with dead bolts and viewing portal
- ✓ Oversized sliding glass patio doors
- ✓ Windows and patio doors (located on the east side of the building only) will have triple pane or laminated windows for superior sound reduction
- ✓ Additional acoustic treatment provided in the front entry, kitchen, dining, living room, concept room, bathrooms and laundry room
- ✓ Oversized, heated storage included with underground heated parking

### Building Features

- ✓ No Burn Fire retardant treatment to protect your **NO-BURN** investment
- ✓ Elevator service to all floors
- ✓ Air conditioned common areas
- ✓ Pressurized and air conditioned corridors
- ✓ Video security camera entrance system that allows you to control front door access
- ✓ Video security cameras installed in lobby and parkade areas

Urban Village is located at:  
7909-71 Street  
P. 780-461-1622



### Personalize Your Space

- ✓ Upgrade your suite with a free interior design consultation  
Upgrades can include:
  - ✓ Granite countertops
  - ✓ Cabinet styles and finishes
  - ✓ Glass or ceramic kitchen backsplash
  - ✓ Faucets and bath hardware
  - ✓ Hardwood flooring
  - ✓ Ceramic tile flooring
  - ✓ Feature wall(s) and/or baseboards in designer colours
  - ✓ Security alarm feature installed

### Urban Village Amenity Centre

- ✓ 66 person capacity lane pool
- ✓ 15 person Hot tub
- ✓ Two steam rooms
- ✓ 3800 sq ft party room fully equipped with fireplace, wet bar, lounge area, poker table and two pool tables
- ✓ Club sized fitness room with state of the art equipment



#### General Disclaimer

Carrington Communities reserves the right to modify floor plans, site plans, renderings, elevations, common areas and features in a continuing effort to improve product quality.

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