

LUXURY FEATURES & FINISHES

The next level of condominium living.

Bungalow Living. **Elevated**

Elevated Living

- Your homes exterior is a combination of contemporary fiber-cement siding and panels, a natural wood grain siding, enhanced glazing and brick features
- The flat roof creates a modern sleek curb appeal
- Greet your guests in your 2-storey lobby featuring a fireplace, modern lighting and soft seating
- Two high-speed elevators service all floors
- Invite overnight guests with access to professionally decorated Guest Suites
- Keep out of the elements in your secure, heated underground parking
- Convenient and ample visitor parking
- Located in the established community of Magrath, with close proximity to neighbourhood amenities and major roads
- Overlooks Larch Sanctuary, Edmonton's only protected nature reserve, offering amazing views and access to walking paths and viewpoints

Feel At Home

- Bright, open concept homes with functional layouts and soaring ceilings at heights of 9' and 10'
- Entertain in style in your open dining and living areas featuring cozy fireplaces
- Elevate your living area with contemporary Luxury Vinyl Plank Flooring
- Carpet in the bedrooms ensures a good night sleep
- Sleek black interior door hardware
- Electric fireplace complete with contemporary full height surround
- Entertain with your custom built-in bar*
- Dens include full height glazing*
- Elegant coved ceilings featured in foyers, master retreats and second bedrooms*
- Laundry centre includes a side-by-side or stacking washer/dryer combination with a folding counter and functional storage
- Modern window coverings come standard in each home

Gourmet Kitchen

- Premier wood cabinets built to last in a range of styles and colours for your selection
- Cabinet hardware specially selected to enhance your style

- Create a statement with extended upper cabinets* with under cabinet lighting
- Quartz countertops combined with a full height backsplash add personality to your home
- A sleek stainless steel appliance package complements your home design, includes:
 - French Door Refrigerator with a water dispenser
 - Slide-In Range
 - Stylish Hood Fan
 - Built-In Microwave
 - Built-In Dishwasher
 - Built-In Beverage Centre*
- Keep organized with your built-in pantry and bank of drawers for your pots & pans included
- Kitchen Island features an extended eating bar and variety of designs to choose from
- Create a sleek look with pot lights and designer pendant lights above the island

Exclusive Bath & Spa

- Premier wood cabinets built to last in a range of styles and colours for your selection
- Cabinet hardware specially selected to enhance your style
- Get ready in style with quartz countertops and complementing backsplash
- Take the stress out of mornings with double sinks included in your ensuite vanity*
- Contemporary ceramic tile flooring in your ensuite in a variety of styles and colours to complement your space
- The warmth of the living space is carried forward in your main bathroom with Luxury Vinyl Plank flooring
- Feel like you're at the spa in your ensuite shower featuring a full height tile wall and built-in bench, and an oversized tub with quartz surround*
- A sleek frameless glass door adds a modern touch
- Enhanced storage with a functional bank of drawers are included in your vanity
- An on trend mirror and lighting complete the space

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Building Highlights

- Oversized sliding glass and garden terrace doors offer serene ravine views
- Oversized Storage Rooms and/or Lockers come included with your home
- Keep comfortable with individual fan coil heating and cooling in each home
- Centrally located chiller for A/C to all suites
- Pressurized and air conditioned corridors and common areas
- Solid Core Entry Door with a viewing portal
- Enhanced acoustic treatment reduces noise transfer allowing you to enjoy your home in peace
- Fire Retardant sprayed on all wood components and non-combustible exterior cladding protects your investment
- Feel secure with video camera entrance system and video security, Smart Locker Delivery system for parcels ensures your package delivery is safe

Outdoor Living

- Take outdoor living to the next level with the communal gas fire pit complete with built-in seating to enjoy summer nights around the fire
- Elevated views from your patio
- Natural Gas BBQ Outlet
- Access to shared pathway to a multi-use trail along Larch Sanctuary

Sustainable Living

- Eco-landscaping using Xeriscape practices conserve water and reduce maintenance while preserving a natural native landscaping
- Minimal hard surfaces throughout the development allow groundwater to flow naturally
- Extended roof overhangs protects the exterior of your home from water entry and damage
- Dual Pane Low-E, Argon filled windows
- Energy efficient LED Bulbs in all common areas and homes
- Superior construction practices combined with 45 years experience reduce waste

Globally Inspired Amenities

- Keep in shape in your state-of-the-art Fitness Centre
- Obtain balance at the Yoga Studio decorated in calming hues
- Watch the game in your furnished Lounge featuring two fully equipped bars
- Entertaining is made in easy in the Chef's Demonstration Kitchen adjacent to the Lounge
- Stay young-at-heart in the Games Room complete with televisions, pool table and games area
- Secured Bike Storage dedicated to safely store your equipment and perform regular maintenance
- Pamper your pet in a fully equipped Pet Spa strategically located in the parkade
- Let your inspiration guide you in the bright and airy Art Room

Personalize Your Home

- Elevate your home with one of four professionally designed interior finishing packages
- Designs are carefully curated to offer distinct features and quality products customized for each package
- Selections vary from modern yet traditional, to sleek and classic interiors ensuring there is a design that is right for you

Home Warranty

- Carrington Communities is pleased to offer a 1-2-5-10 year warranty that is serviced by Master Craftsman Warranty. See Sales Associate for details.

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*May not apply to all units. The developer reserves the right to make changes and modifications to the floor plans, project design, material specification and features without notice. Ceiling height, suite sizes and dimensions are approximate and may vary from actual. E & OE.