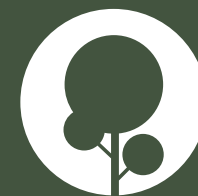




CARDEL  
HOMES

Built for  
Your Life



ACADIA PARK  
BY CARDEL HOMES

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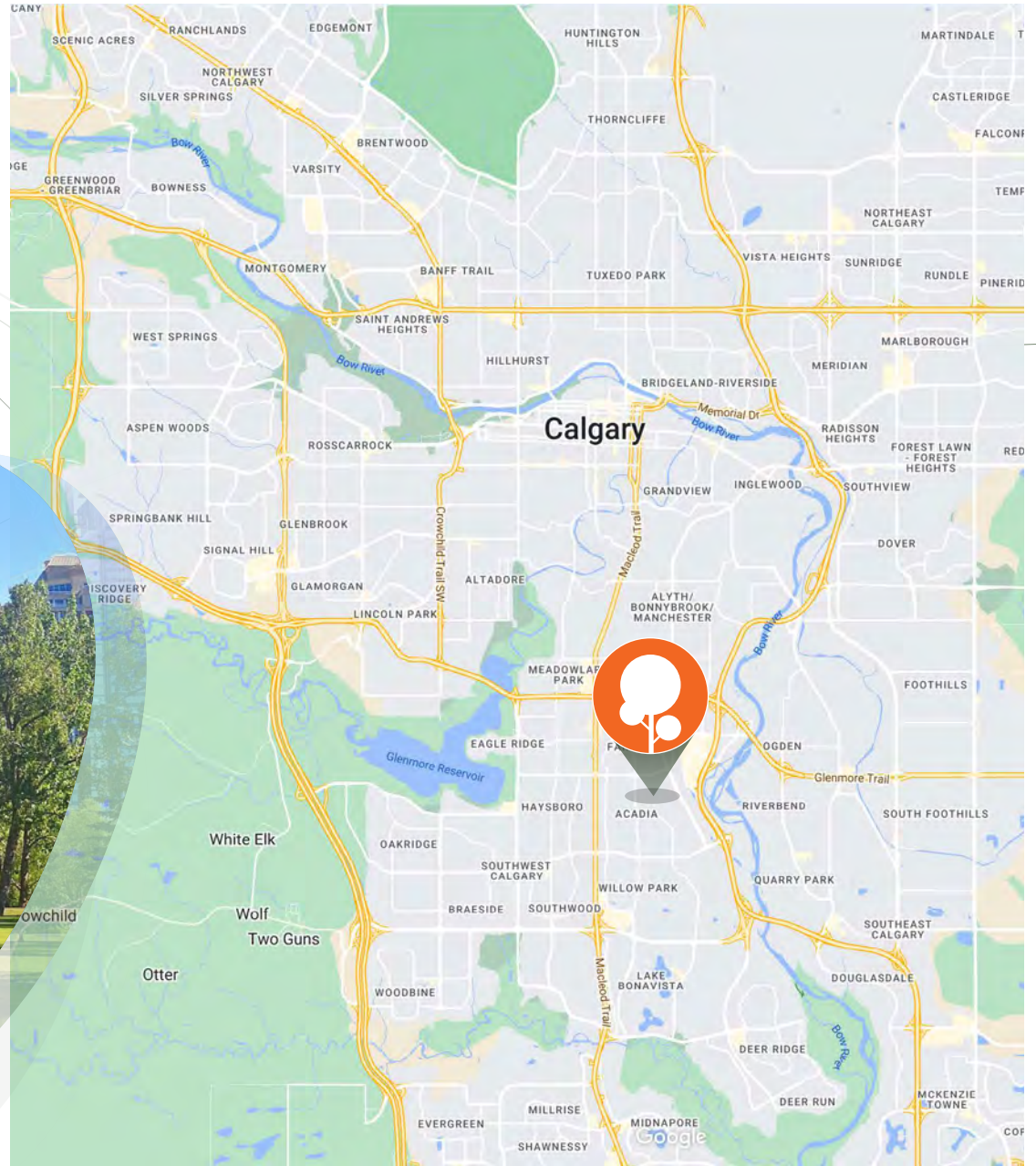
# ACADIA

Acadia, a vibrant Calgary community, bridges the past and the present. Developed in the 60s, it has been undergoing an exciting revitalization, blending traditional bungalows with renovated single-family homes, modern infills, and new residences.

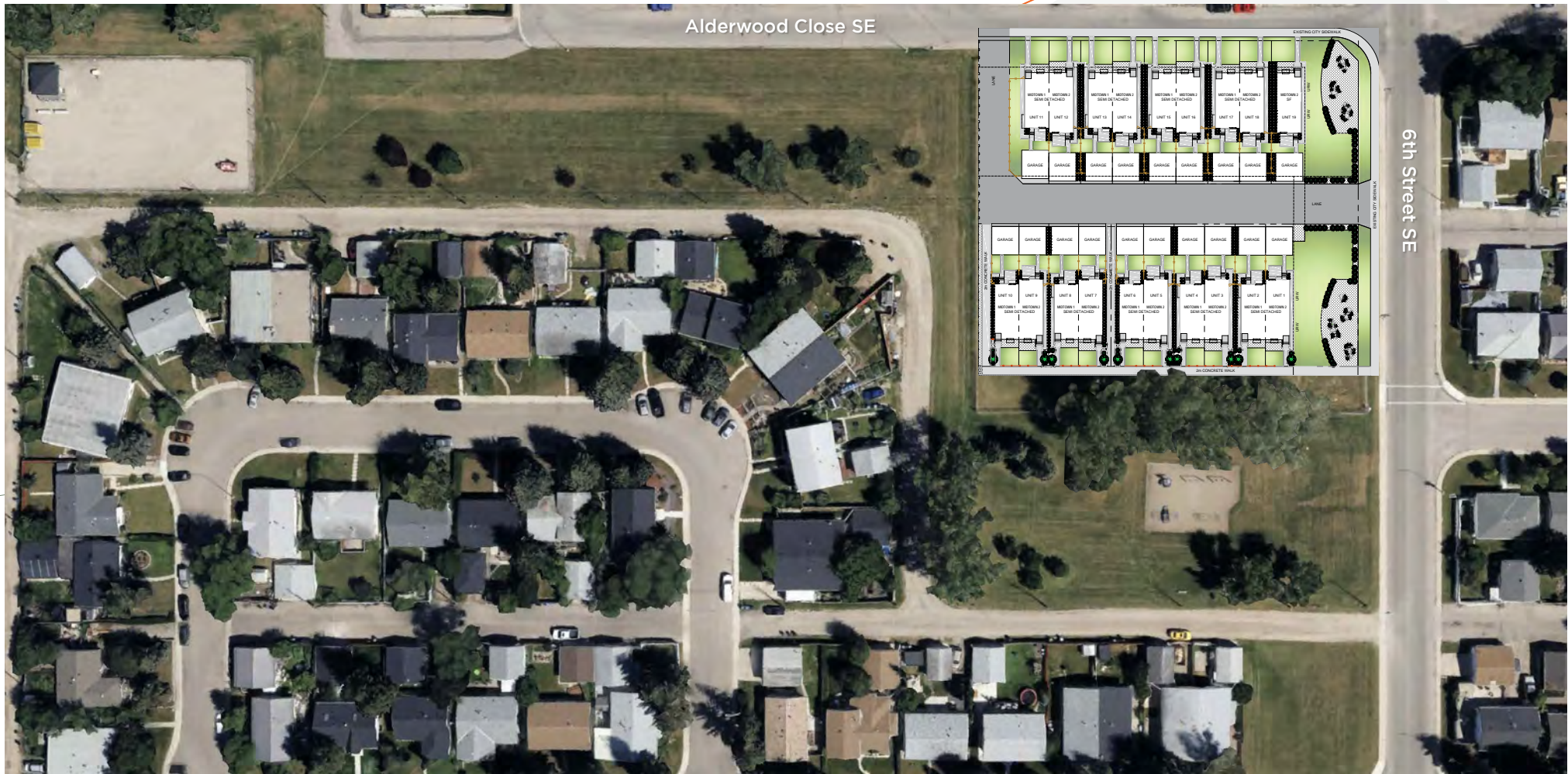


# LOCATION

Nestled in Calgary's central southeast quadrant, Acadia Park epitomizes the charm of an inner city neighbourhood in an established location. The area is bounded on the west by Macleod Trail, on the east by Blackfoot Trail, on the north by Heritage Drive and on the south by Southland Drive.



# LOCATION

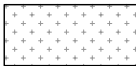
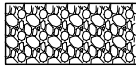

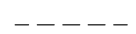







The Acadia Park site is on the corner of Alderwood Close and 6th Street SE. It has a great location, embedded in a connected greenspace network that includes a neighbourhood park and playground to the south and Arlington Park to the west. It is also a rare offering of new paired homes in a fully serviced and established community, with the south 10 lots fronting onto the park itself.

# SITE PLAN



## LEGEND

-  Crushed rundle stone
-  20ml washed rock
-  Sod
-  Utility right of way as per approved engineer drawings
-  1.8m wood screen fence with gate as noted
-  Wood post on post (1.8m o.c.)
-  Wood rail (3 rail) fence
-  Low level led bollards
-  Sandstone boulders

[View our interactive site plan](#)

# MODEL RENDERINGS



SL1 - PRAIRIE



SL2 - FARMHOUSE



SL3 - URBAN MOUNTAIN



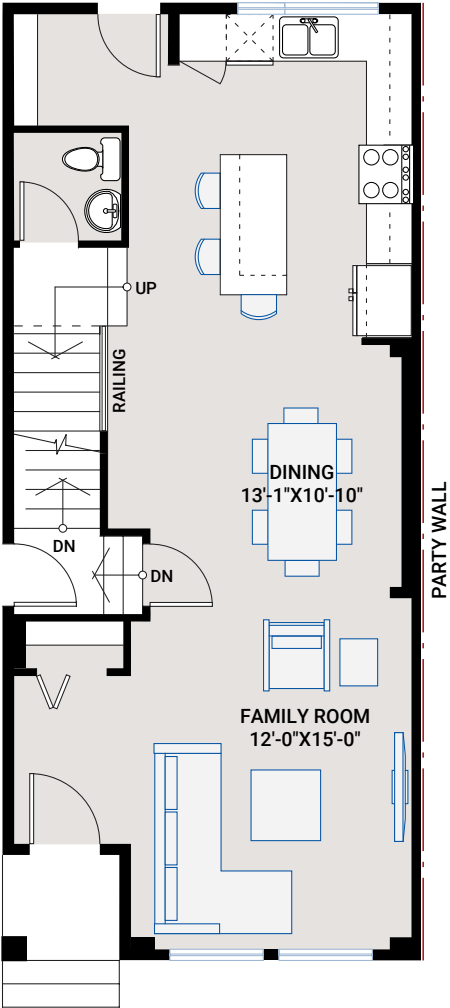
SL4 - MODERN PRAIRIE



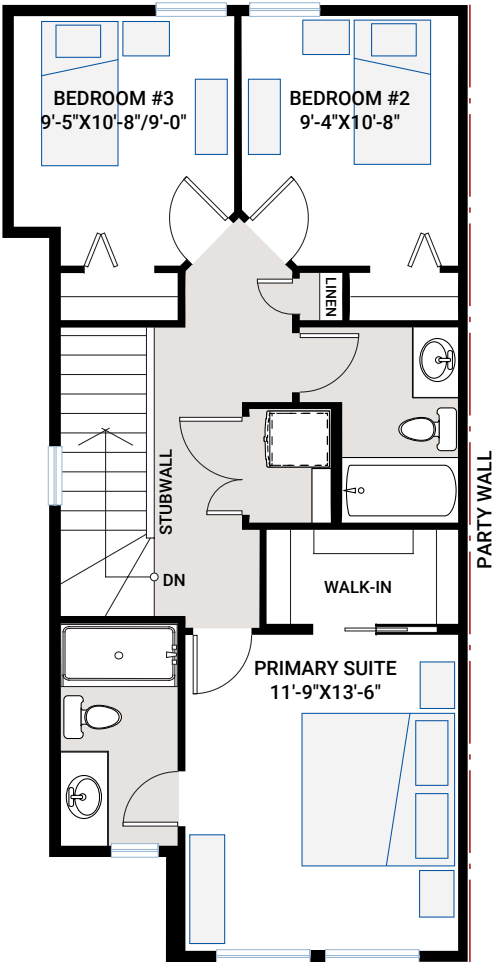
# MIDTOWN 1

1,452 SQFT | 3 BED | 2.5 BATH  
+ 578 SQ FT BASEMENT SECONDARY SUITE

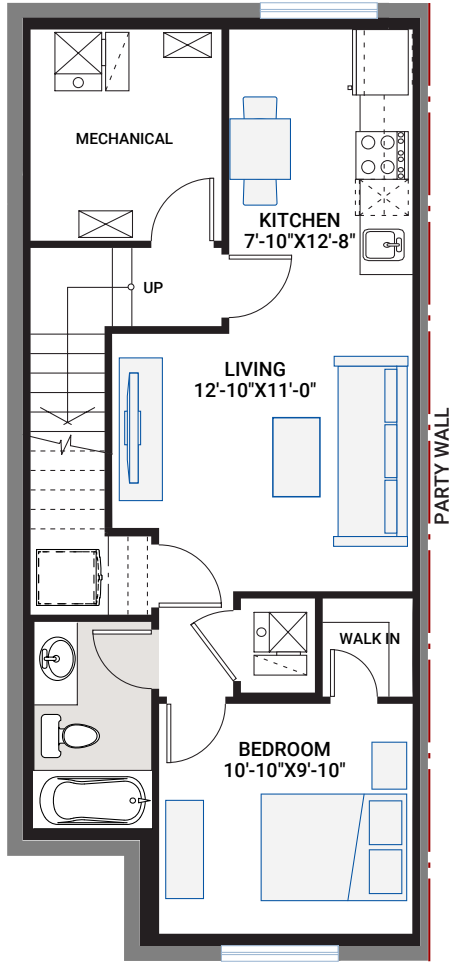
**MAIN FLOOR**  
716 SQFT



**UPPER FLOOR**  
736 SQFT



**BASEMENT  
SECONDARY SUITE**  
578 SQFT

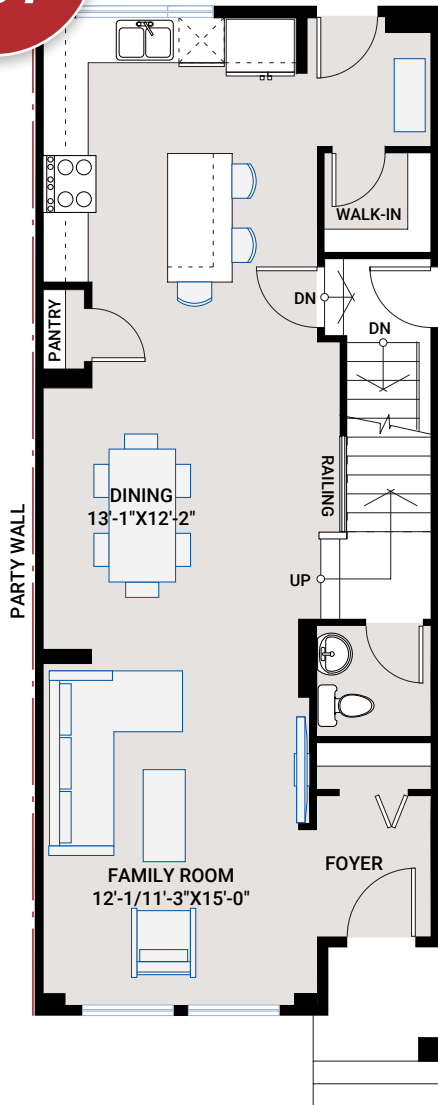


# MIDTOWN 2

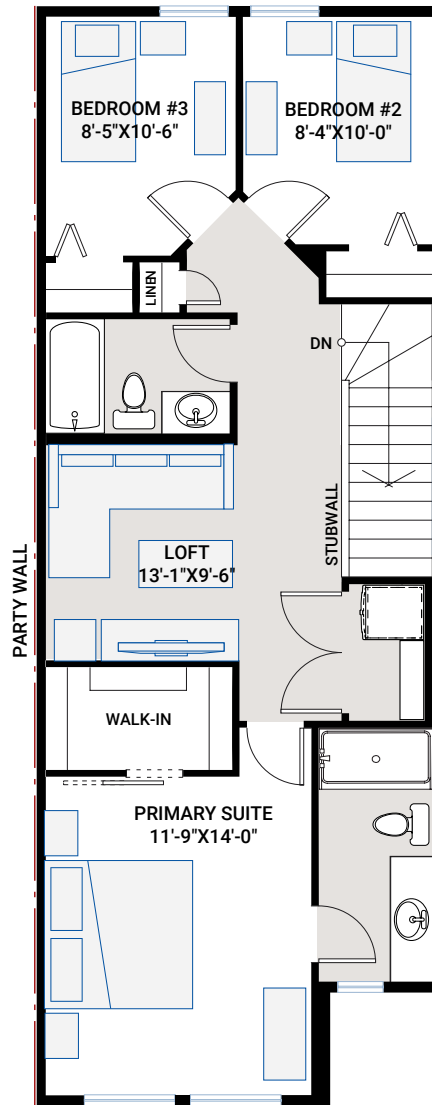
1,634 SQ FT | 3 BED | 2.5 BATH  
+ 647 SQFT BASEMENT SECONDARY SUITE

**SOLD  
OUT**

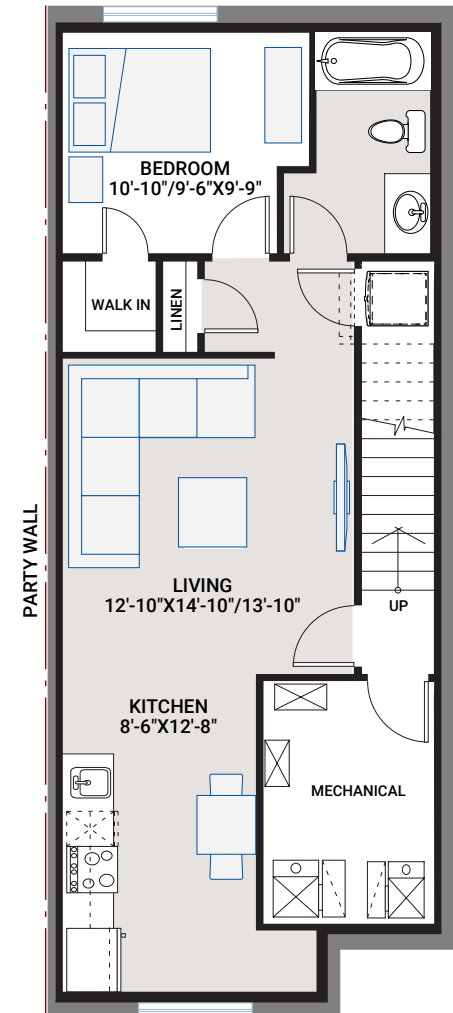
**MAIN FLOOR**  
786 SQFT



**UPPER FLOOR**  
848 SQFT



**BASEMENT SECONDARY SUITE**  
647 SQFT



# SPECIFICATIONS

10

## PREMIUM CONSTRUCTION QUALITY



- Foundation wrap moisture protection system (DMX wrap)
- Engineered floor system with tongue and groove subfloor, glued and screwed
- Premium building envelope system including elastomeric Envelope Seal around all windows
- 9-foot main floor ceilings
- 9-foot basement ceilings
- Cardel super seal R50 attic insulation (spray foam and loose-fill mix for reduced air leakage)
- Spray foam rim joist and cantilever insulation
- Full height, R20 insulated basement frost walls

## EXTERIOR DOORS & WINDOWS



- Maintenance-free, high-performance, Low-E solar shield argon-filled dual-glazed windows with white PVC interior jambs and black vinyl exterior
- Fibreglass dent-resistant exterior doors
- Metal-clad door frame on all exterior swing doors

## PLUMBING



- Ensuite shower (with sliding shower door)
- Moen Eva Series plumbing fixtures throughout.
- Silgranit kitchen sink
- Kitchen sink: Moen Method chrome faucet
- Sinks: Western Pottery L169 Oval undermount (white)
- Toilets: Western Potteries Aris Ovalle bowl with tank & seat (white)
- Hot Water Tank: (1) Tankless instant hot water heater: Rheem CRTGH95DVLN
- Water line R/I for ice/water at fridge location
- Gas line to rear deck

## ELECTRICAL



- Decora switches and plugs throughout
- LED pot lights as per model
- Main bath and ensuite bath fans, Broan 110 CFM c/w timer switch
- Garburator rough-in
- Solar panel rough-in
- 1 USB kitchen outlet
- Electric vehicle rough-in: 1" PVC conduit run from mechanical room to garage location

## HEATING



- Active heat recovery ventilator (HRV)
- 96% high-efficiency furnace
- Premium air filtration: 4" MERV 11 Media Air Cleaner
- Drip humidifier
- Programmable digital thermostat

## COUNTERTOPS

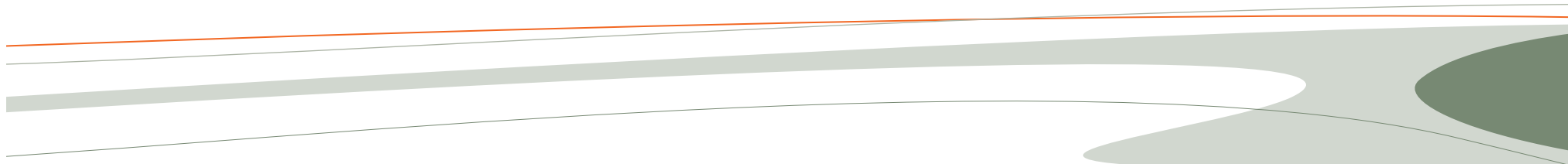


- Kitchen: 3 cm quartz tops
- Bathrooms (as per model): 3 cm quartz tops

## EXTERIOR FINISH



- Rear concrete patio 10'x10'
- Hardboard/vinyl siding and cultured stone exterior materials as per model working drawings
- Cambridge 30-year dimensional shingles



# SPECIFICATIONS

11

## APPLIANCES



### Main Kitchen

Stainless steel appliance package:

- Samsung 3-door French door fridge with ice maker (27 cu. ft.)
- Samsung front-control slide-in range
- Samsung StormWash dishwasher with stainless steel tub and 3rd rack
- Samsung over-the-range microwave
- Samsung front load washer – white 5.2 cu. ft.
- Samsung front load dryer – white 7.5 cu. ft capacity

### Secondary Suite

Stainless steel appliance package:

- Samsung top-freezer refrigerator (18 cu. ft.)
- Samsung 24” freestanding electric range
- Frigidaire 24” over-the-range microwave
- Frigidaire 18” built-in dishwasher

## FLOORING



- Beaulieu Peak Point carpet with 8lb underlay throughout
- Quest LVP (luxury vinyl plank) flooring throughout main floor
- Quest LVP flooring in upper floor loft and hallway (Midtown 2 only)
- Tile flooring (level 2) in bathrooms and laundry

## CABINETS



- 1 set of pot drawers
- Dovetail drawer box construction
- Soft-close hardware on cabinet doors and drawers
- 40.5” high upper kitchen cabinets
- Drawers to bathroom vanity cabinets (as per model)

## LANDSCAPING



- As per landscaping plan

## INTERIOR FINISHING

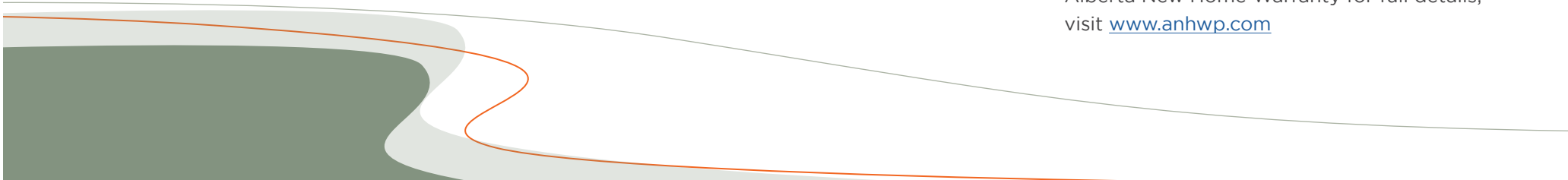


- Full height kitchen backsplash tile
- Ceiling height tile above shower/tub unit in main bath
- Upgraded railing on main floor
- MDF-capped stub walls, stair stringers and large profile MDF stair handrails
- 3” paint-grade casing and 4” paint-grade baseboard in white or antique white lacquered finish
- Weiser interior door hardware
- Smooth finish interior doors
- Premium quality Cloverdale interior paint
- Counter width mirrors
- 6 mm shower glass and door with chrome ensuite shower frame
- Knockdown Spantex ceilings
- Stacked laundry configuration with added linen shelving
- 4” LED discs throughout family room, dining room, & kitchen, with 2 pendants over island

## CUSTOMER SERVICE



- 2 post-possession warranty maintenance visits
- Alberta New Home Warranty for full details, visit [www.anhwp.com](http://www.anhwp.com)



# INTERIOR SCHEMES

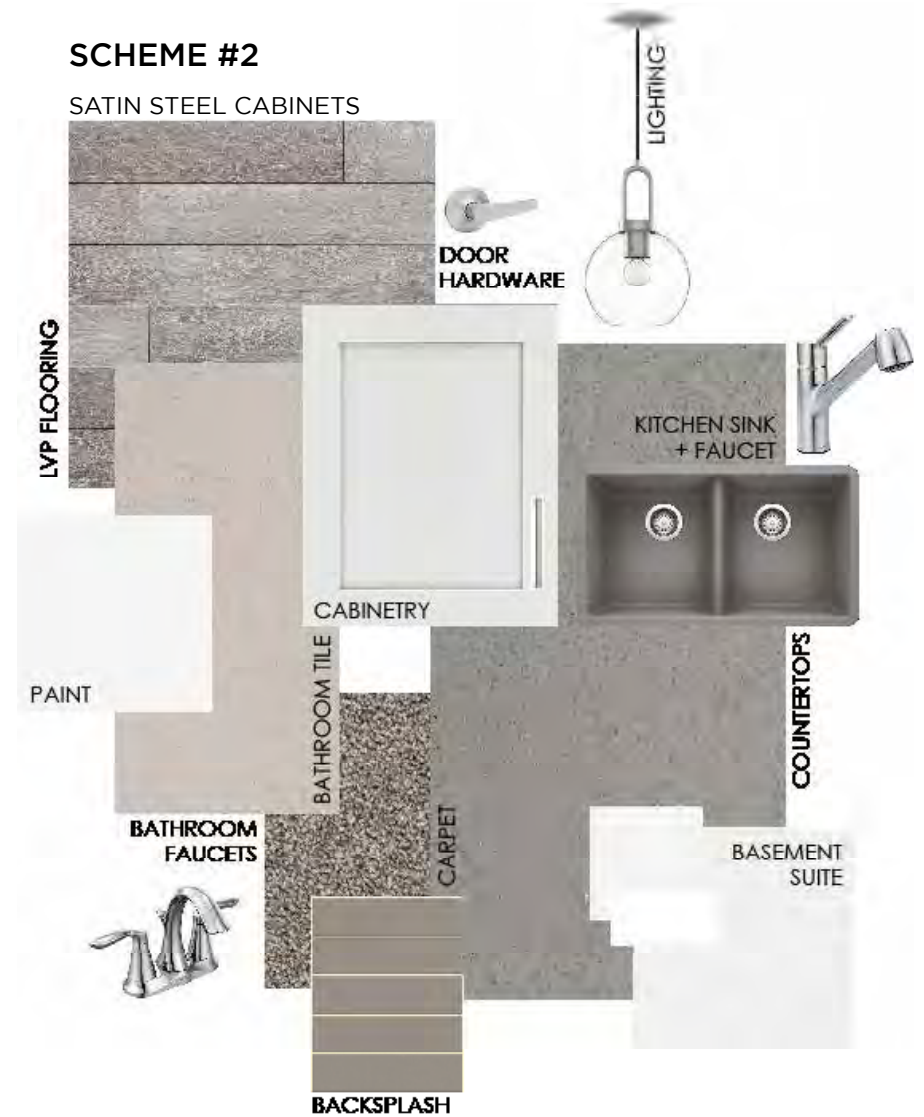
## SCHEME #1

SATIN WHITE CABINETS



## SCHEME #2

SATIN STEEL CABINETS



Colour scheme samples are for general reference only.  
Variations in shade, texture, dimension and colour may occur. Selections subject to availability.

# CONTACT

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