

# Quick Possession



BIRCH

SHAWNEE PARK

37 SHAWNEE GREEN SW

**\$679,900**

**2,444** <sup>SQ</sup><sub>FT</sub>

**3 BEDS  
2.5 BATHS**

**FULLY DEVELOPED  
BASEMENT**

**MOVE-IN  
READY**

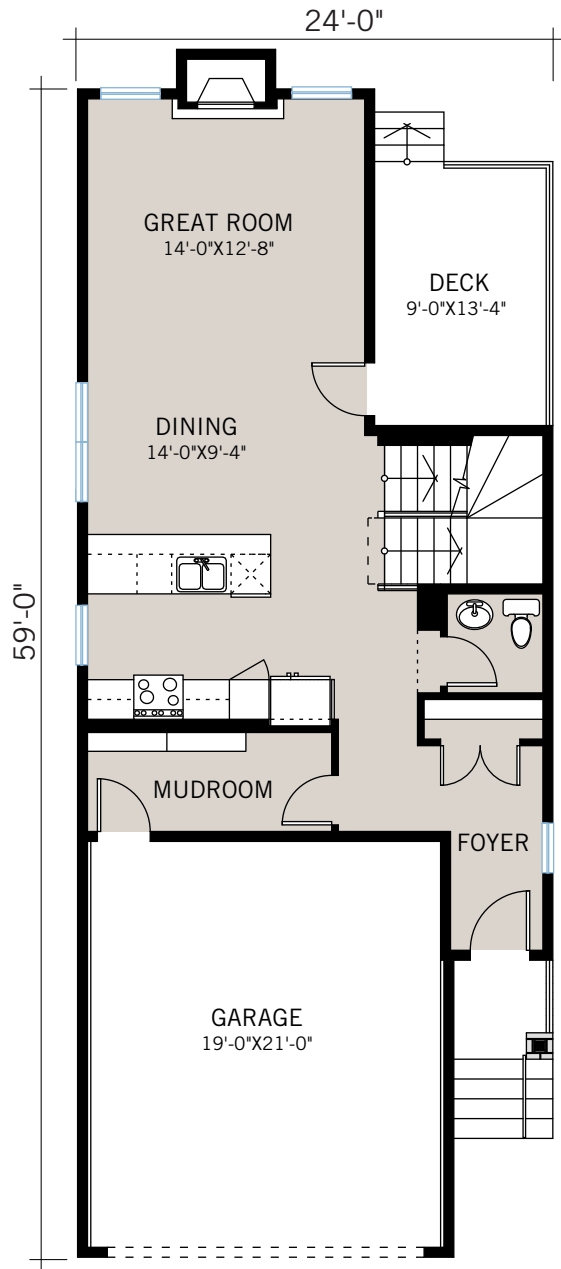
**EXTERIOR COLOUR  
SCHEME #09**

  
**Shawnee  
Park**

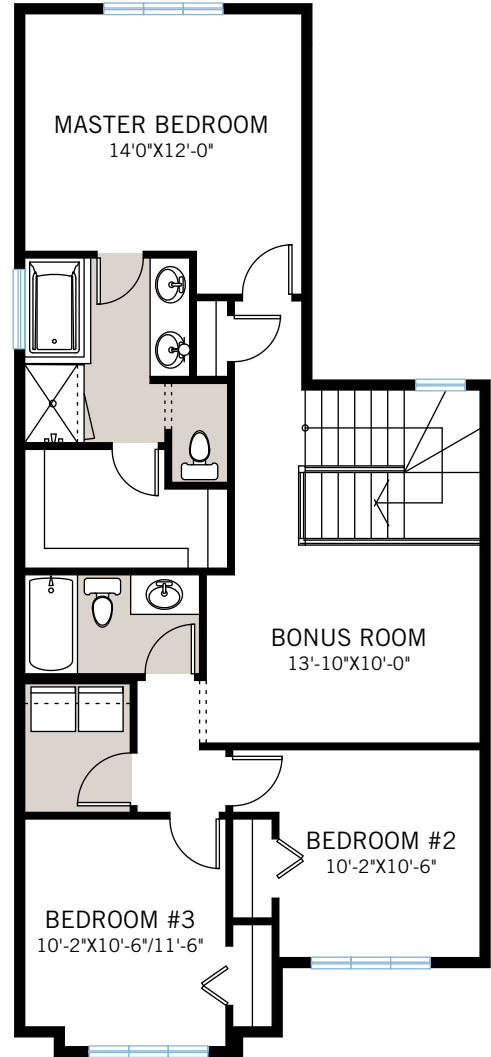
**CARDEL  
HOMES**

# FLOORPLAN

MAIN FLOOR | 792 SQ FT

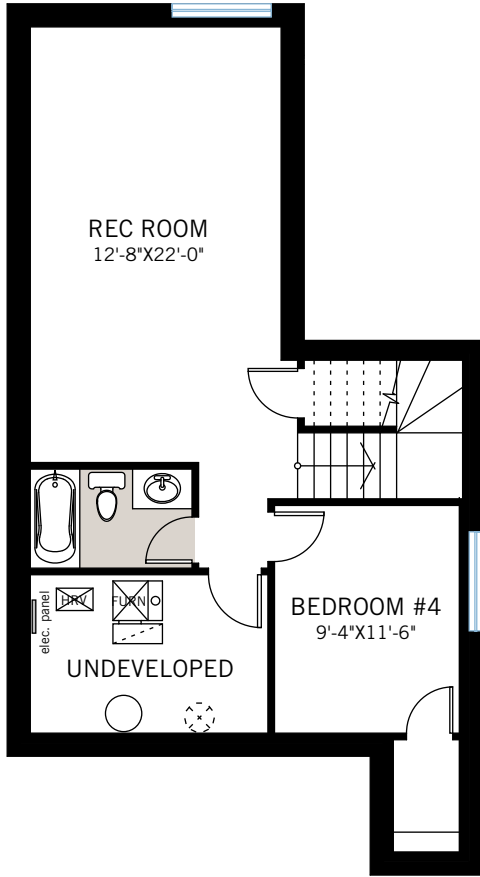


UPPER FLOOR | 1,054 SQ FT

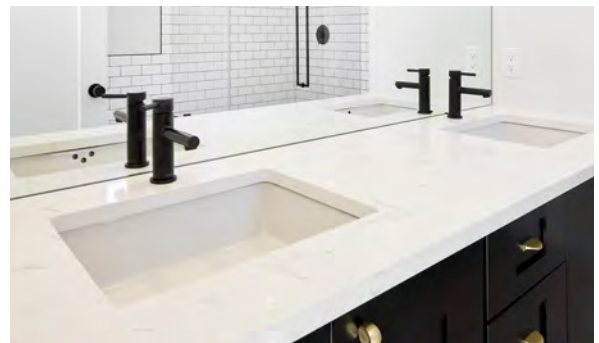


# FLOORPLAN

BASEMENT | 598 SQ FT



THE BIRCH PRAIRIE S3



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## INCLUDED FEATURES

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- 9' main floor, upper floor and basement ceilings
- Full basement development with 9' ceilings, bedroom and full bathroom
- Triple glazed, metal clad window package
- Custom Huntwood brand cabinetry package including solid maple lacquered doors and drawers with soft close hardware
- Dovetail drawer construction
- Premium hardware
- Premium level quartz countertops
- Upgraded Moen Kitchen Faucet
- Premium Whirlpool Black Stainless appliances
- Custom fireplace design
- Upgraded railing
- 10 mil ensuite bath glass shower and dual ensuite sinks
- Upgraded master shower with premium tile
- Premium wall tile package
- Upgraded plumbing faucets and fixtures
- Upgraded bathroom hardware
- Gas line rough in to deck
- Upgraded pot lighting and light fixtures
- Upgraded interior doors and door hardware
- Upgraded Home Solutions storage and mirror package
- NEST Programmable Thermostat
- Water softener
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Security system rough in
- Exposed aggregate driveway and sidewalk
- Composite rear deck
- Fully landscaped lot

**Built for real life.**  
**CARDELHOMES.COM**

**NEW HOME CONSULTANT: JON MORTIER**  
**CALL: 403.256.7902 338 Shawnee Blvd SW**  
E: [jon.mortier@cardelhomes.com](mailto:jon.mortier@cardelhomes.com)

**CARDEL**  
**HOMES**