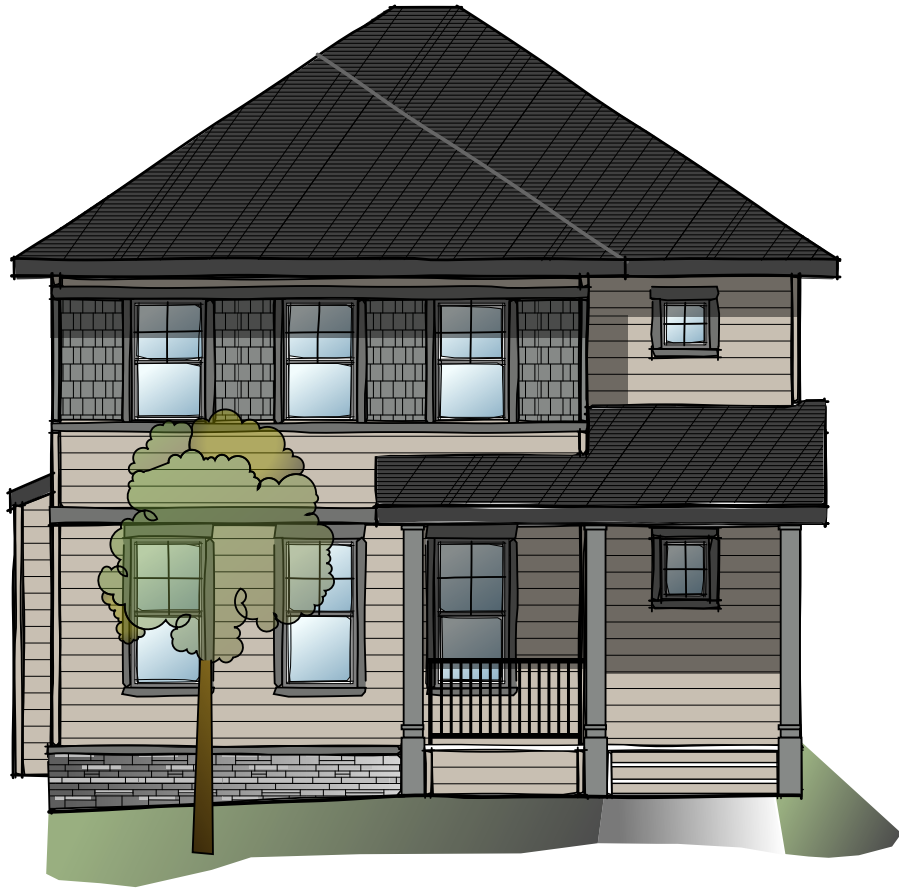




Quick Possession



HILLSHIRE

SHAWNEE PARK
358 SHAWNEE BLVD SW

2,105 SQ FT

**DOUBLE REAR-
ATTACHED GARAGE**

**MAIN FLOOR
OFFICE**

**MOVE-IN
JUN 2022**

**FULLY
LANDSCAPED**



Shawnee
Park

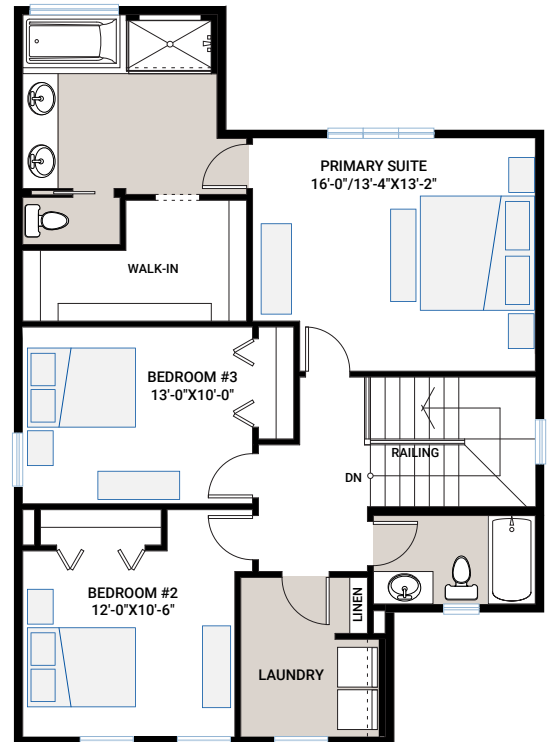
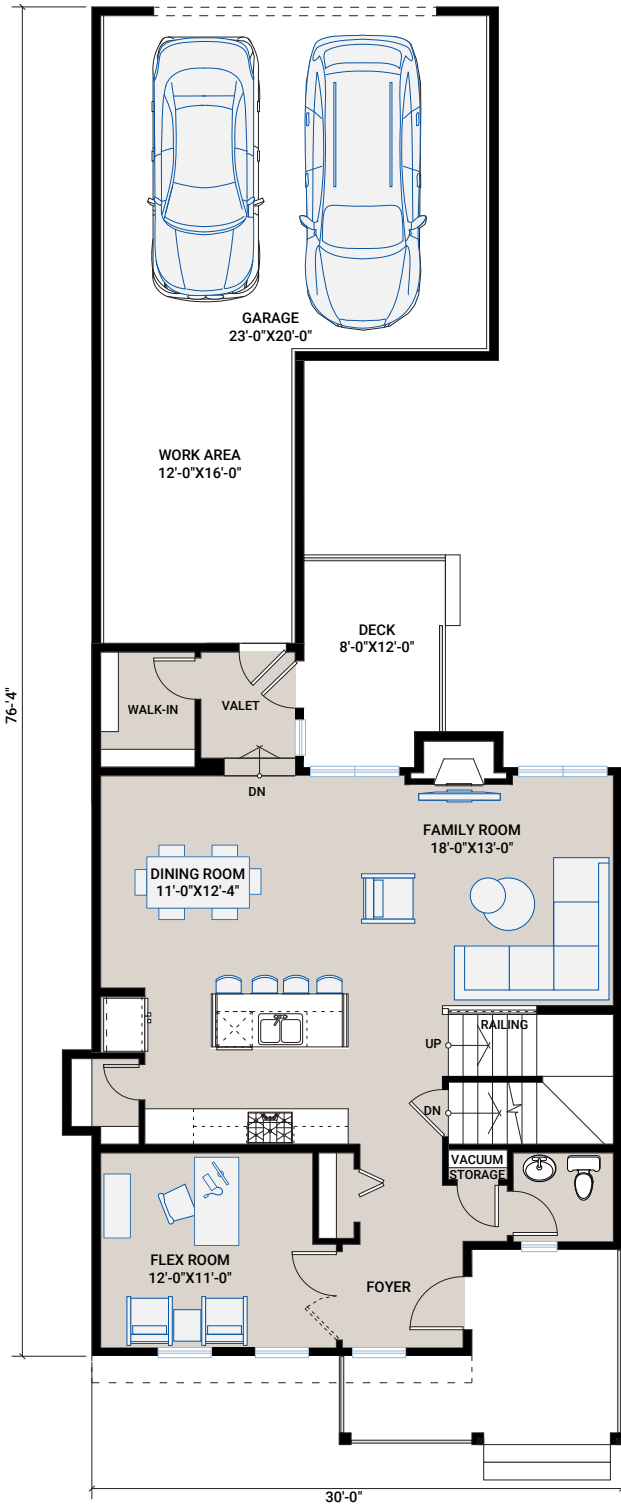
2,105 SQ FT
3 BED 2.5 BATH

**CARDEL
HOMES**

FLOORPLAN

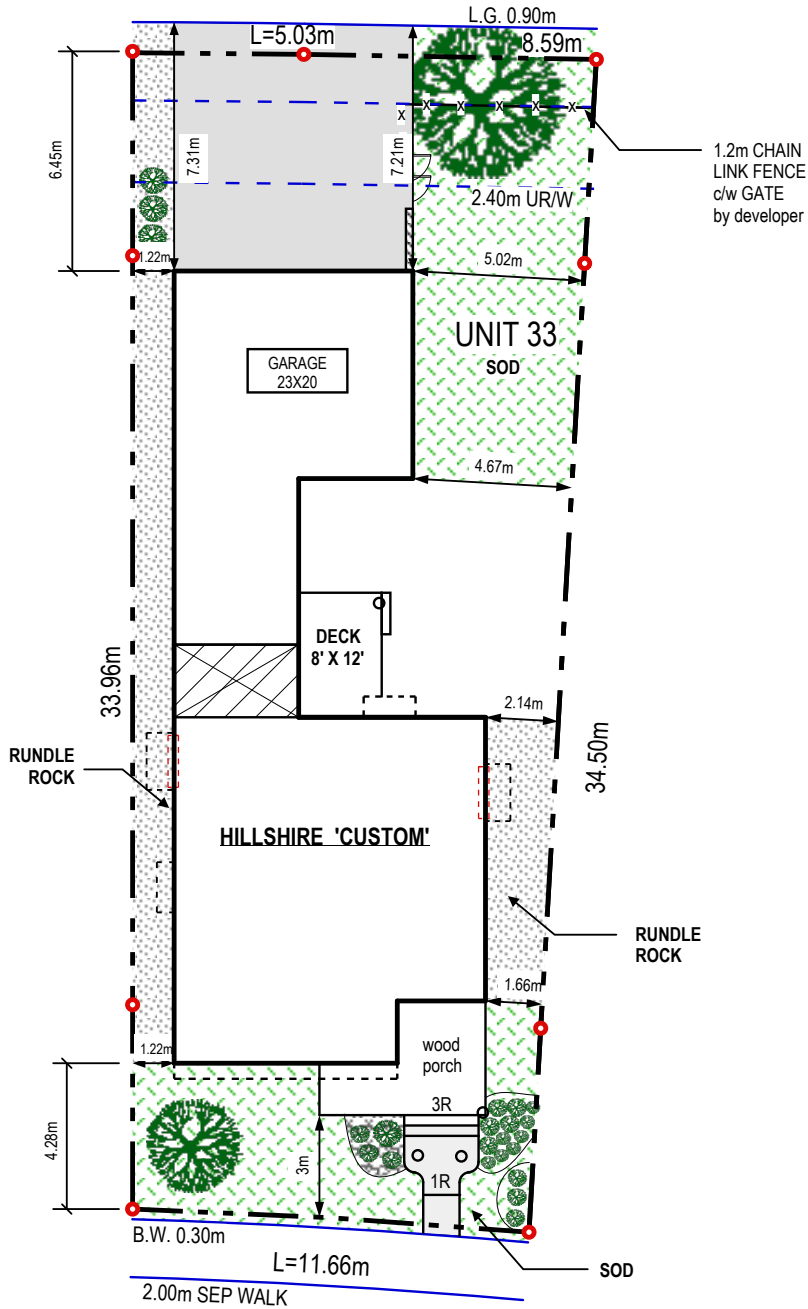
FIRST FLOOR | 1,040 SQ FT

SECOND FLOOR | 1,065 SQ FT



PLOT

SHAWNEE HEATH SW



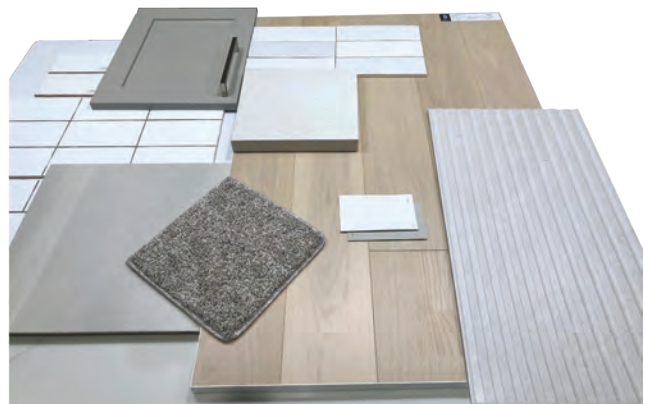
L.G. VARIES

SHAWNEE BOULVEARD SW

INCLUDED FEATURES

- Shingle architecture with Hardie board siding, board & batten, stone
- Large front porch
- Double rear-attached garage with work area
- Fusion Series, black vinyl exterior, maintenance-free, high-performance Low-E, solar shield, argon-filled dual glazed windows
- 8'x12' courtyard deck
- Main floor office with large street-facing windows
- Custom fireplace detail
- 9' main and upper floor ceilings
- 9' basement ceiling
- Large primary suite
- Custom cabinetry package including:
 - HDF Nimbus cabinetry
 - Soft close hardware
 - Dovetail drawer construction
 - Premium hardware
- Whirlpool stainless steel appliance package:
 - Wall oven
 - Gas cooktop
 - French door refrigerator with water and ice
 - Built-in microwave
 - Elica chimney stainless hood fan
- Quartz countertops throughout
- Upgraded Delta Trinsic kitchen faucet
- Blanco Silgranit Diamond sink in Truffle
- Premium level kitchen backsplash
- Engineered hardwood and tile flooring throughout main floor
- Upgraded carpet throughout
- Premium floor tile package throughout
- Upgraded railing
- 10 ml ensuite shower glass
- Two separate ensuite sinks
- Large, tiled shower
- Upgraded bathroom hardware
- Upgraded Moen Vichy plumbing faucets and fixtures
- Whirlpool front load washer and dryer
- Premium lighting package
- Knockdown ceilings throughout
- Heat recovery ventilation system
- Cardel's premium spray foam attic insulation assembly
- Gas line rough-in to deck
- Fully landscaped yard as per plot plan
- Exposed aggregate concrete driveway and front sidewalk

INTERIOR COLOUR PALETTE



CARDELHOMES.COM

For more information contact:

Nic Hutchison, New Home Consultant
460 Shawnee Boulevard SW | P: 403.256.7902
E: nic.hutchison@cardelhomes.com

CARDEL
HOMES