

 RANGEVIEW
PHASE 4

LOT MAP

-  Duplex Lot
-  Rear-Drive Lot
-  Show Home
-  Quick Possession
-  On Hold
-  Conditionally Sold
-  Sold



BLOCK 11



LOT 25 LOT 24

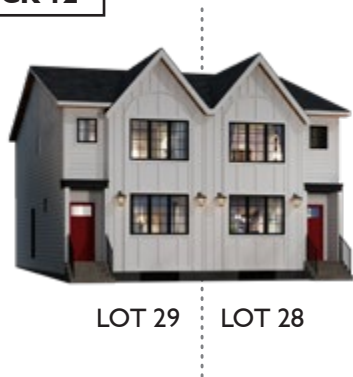


LOT 23 LOT 22



LOT 21 LOT 20

BLOCK 12



LOT 29 LOT 28



LOT 27 LOT 26

BLOCK 6



LOT 78 LOT 79



LOT 80 LOT 81

BLOCK 12



LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

BLOCK 6



LOT 82

LOT 83

LOT 84

LOT 85

LOT 86

LOT 87

LOT 88

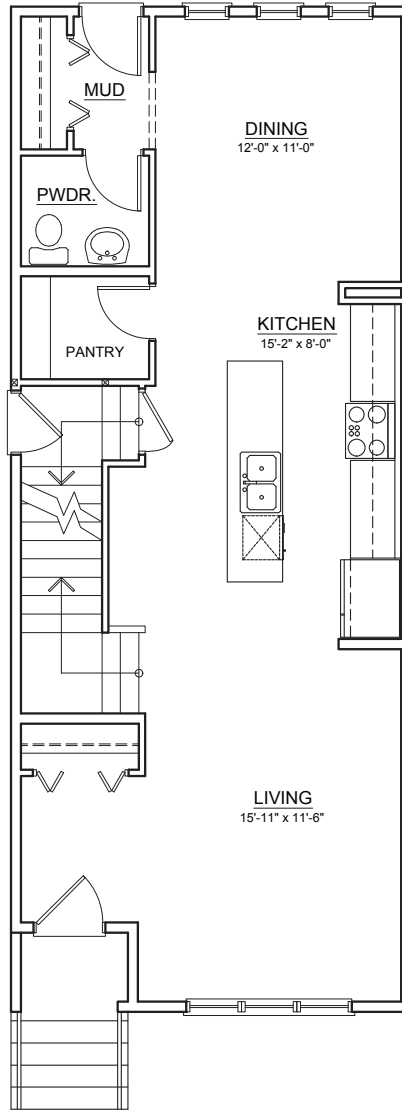
LOT 89

LOT 90

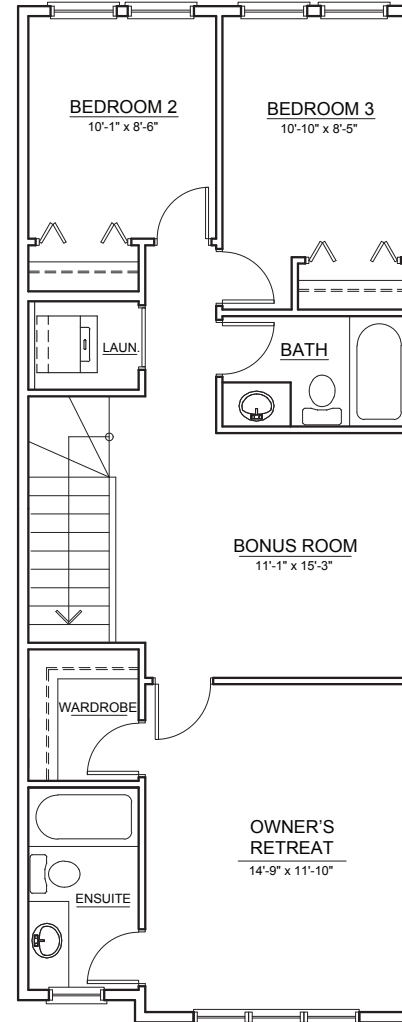
DUPLEX - FLOOR PLAN

3 BED / 2.5 BATH

± 1,520 SQ.FT.

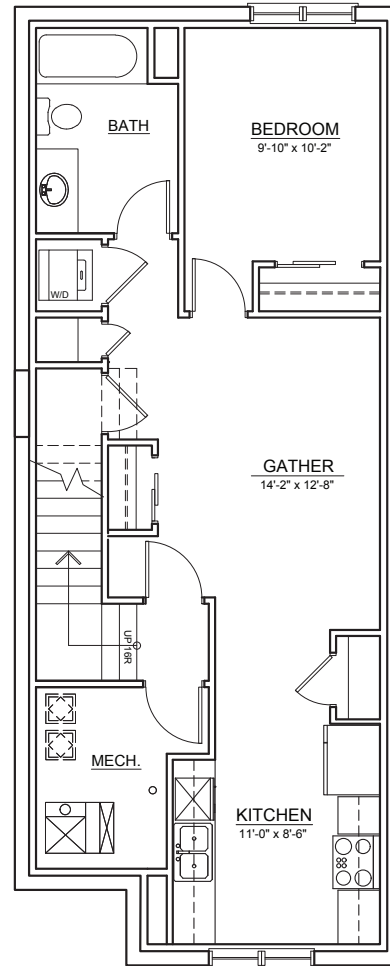


MAIN FLOOR ±756 SQ. FT.



UPPER FLOOR ±764 SQ. FT.

DUPLEX - FLOOR PLAN
OPTIONAL BASEMENT DEVELOPMENT
± 590 SQ. FT.



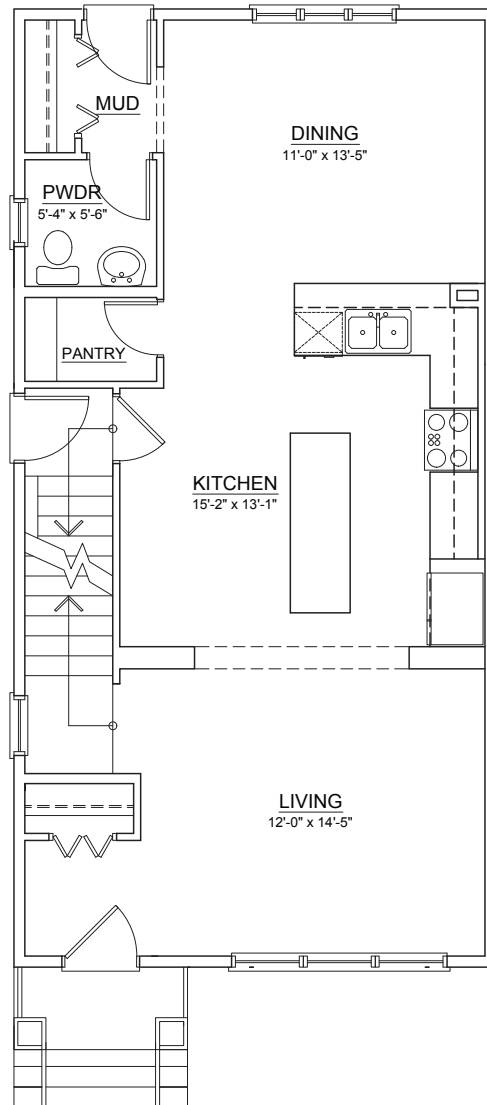
LOWER FLOOR ±590 SQ. FT.
(revenue suite)

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDING, ANY UNIT, PARKING AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH MUNICIPAL REQUIREMENTS. THE SQUARE FOOTAGE AND ROOM DIMENSIONS ARE BASED ON ARCHITECTURAL DRAWINGS AND MEASUREMENTS. THE LOCATION OF UTILITIES MAY NOT BE ACCURATELY DEPICTED HEREIN. FURNITURE LAYOUTS DEPICT STANDARD FURNISHING SIZES AND ARE INTENDED FOR REFERENCE ONLY. ALL SIZES AND DIMENSIONS ARE APPROXIMATE AND ACTUAL AREA AND DIMENSIONS MAY VARY FROM THE PRELIMINARY PLANS TO THE FINAL SURVEY. ERRORS AND OMISSIONS EXCEPTED. IN THE EVENT OF DISCREPANCY BETWEEN THE MARKETING DOCUMENTS AND THE PURCHASE CONTRACT, THE PURCHASE CONTRACT WILL PREVAIL.

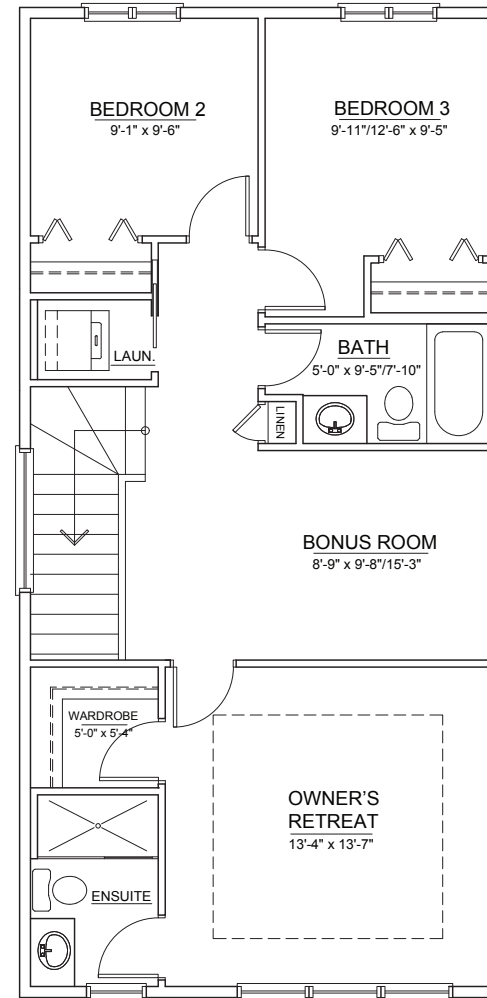
SINGLE FAMILY - FLOOR PLAN

3 BED / 2.5 BATH

± 1,575 SQ.FT.

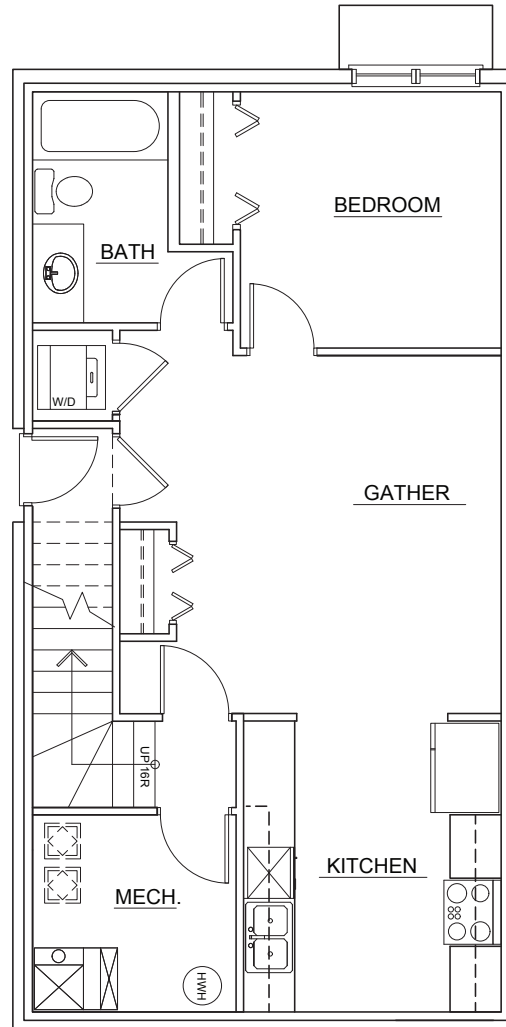


MAIN FLOOR ±765 SQ. FT.



UPPER FLOOR ±810 SQ. FT.

SINGLE FAMILY - FLOOR PLAN
OPTIONAL BASEMENT DEVELOPMENT
± 593 SQ.FT.



LOWER FLOOR ±593 SQ. FT.
(revenue suite)

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THE HOMES

- Beautifully appointed interiors by our award-winning interior design team with a choice of 2 timeless interior colour schemes
- Contemporary imported high gloss ceramic floor tile, with custom set full height kitchen backsplashes
- A choice of high quality luxury wide plank flooring with acoustic underlay throughout main living area
- In-suite technology featuring integrated wiring, TV / Telephone connections in principal areas
- Convenient and ultra-quiet in-suite Energy Star Front load stacking Washer and Dryer vented to the exterior, with quick water shut off valve, and an easy access lint trap (*only as required*)
- Brilliant lighting: stay illuminated with our hand-picked energy efficient contemporary light fixtures throughout
- Smooth panel doors with levered anti scuff and scratch door hardware throughout
- Modern sleek line profiled painted baseboards, door frames and casings, with a dent free fiberglass front door
- Ample Glide Free™ closet shelving and storage shelving (*as per plan*)
- Complete security system rough-in for keypad and motion (*rough-in only*)
- Hardwired carbon monoxide and smoke detectors
- G.F.I. Protected electrical outlets in bathrooms
- Approximately 8 –9ft ceilings throughout, featuring energy saving high performance windows
- Knockdown ceilings throughout

THE DEVELOPMENT

- Built by multiple Customer Choice Award Winner for highest customer satisfaction, Truman
- Peace of mind provided through our comprehensive warranty program: 1 Year on Workmanship & Materials, 2 Year Warranty of Delivery & Distribution Systems, 5 Year Building Envelope Coverage, and a 10 Year Structural Warranty
- Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program

THE BATHROOMS

- Eased edge polished Quartz counter tops
- Modern square edge tubs with sloping lumbar support with upgraded contemporary tiles reveal a luxe spa atmosphere
- TruSpace™ vanity design for maximum storage
- Chrome plumbing fixtures with porcelain undermount sink
- Porcelain comfort height toilets
- Coordinating bathroom hardware and accessories
- Environmentally conscious WaterSense fixtures, shower heads, and toilets
- Safety and pressure-balancing mixing valves for tub and showers for well-being

ENERGY EFFICIENCY

- High efficiency furnace with Drip humidifier
- All duct work is professionally cleaned before possession
- 50 Gallon energy saver electric hot water tank
- R-50 loose fill attic insulation for ultimate comfort
- Spray foam insulation in all cold areas under living spaces
- Formaldehyde-free batt insulation & expanding insulation in between all windows and doors

THE KITCHENS

- Award winning kitchen cabinetry design
- Floor to ceiling ergonomic TRUspace™ contemporary kitchen cabinetry; 42" upper cabinets with closed in soft molding to ceiling, textured finishes, accented by soft close door and drawer hardware plus integrated storage
- Polished Quartz hard surface eased edge countertops
- Under-mount double bowl sink with industrial high arc single lever pull out faucet
- Full height tile kitchen backsplashes
- Gleaming Foundry™ custom made full height door hardware as per selections
- For the chef; stainless steel energy saving integrated appliances (fridge with water line, oven, glass-top electric stove, dishwasher, hood fan / microwave OTR)
- Deep drawer for pots and pans

THE GARAGE *(if applicable, as per contract)*

- Rear detached double car garage *(no drywall or insulation)*
- Concrete apron
- Flat panel steel passage door
- Insulated steel overhead garage door
- Door opener included

CHOOSE YOUR
COLOUR PALETTE



L.A. COLOUR SELECTION



N.Y. COLOUR SELECTION



DOOR STYLE

Lincoln Park



DOOR HARDWARE

Vega (Chrome)



C425



B423

BASE FINISHING

Baseboard & Casing



BATH HARDWARE

Qube (Chrome)



PLUMBING

Kohler (Chrome) Fixtures

STANDARD
HARDWARE

CHOOSE YOUR COLOUR PALETTE



- 1 FLOORING**
LVP – Divine Quest Willow XL
(main level)
- 2 LVT** – Divine Passage Cleopatra
(entry areas / laundry / bathrooms)
- 3 TILE**
White Subway Tile
(kitchen back splash / vanities / shower walls)
- 4 CARPET**
Shaw Vastly Pearl
(stairs / upper hallway / bedrooms)

- 5 COUNTERTOPS**
Quartz – GS Imports Glacier White
(kitchen / bathrooms)
- 6 CABINETRY**
White - CHILL (H56)
(kitchen)
- 7 PAINT**
Architectural White C2 – 516
(walls / trim)

SELECTION: _____
(Type NY or LA)



- 1 FLOORING**
LVP – Divine Quest Freshman
(main level)
- 2 LVT** – Divine Passage La Dolce Vida
(entry areas / laundry / bathrooms)
- 3 TILE**
White Subway Tile
(kitchen back splash / vanities / shower walls)
- 4 CARPET**
Shaw Vastly Stone
(stairs / upper hallway / bedrooms)

- 5 COUNTERTOPS**
Quartz – GS Imports Glacier White
(kitchen / bathrooms)
- 6 CABINETRY**
Grey - HAZE (H57)
(kitchen)
- 7 PAINT**
Spray River 1048W
(walls)
- 8 Architectural White C2 – 516**
(trim)

DEPOSIT STRUCTURE (5%)	
\$15,000 due with purchase contract	
Balance to 5% due at 90 days	
Add Basement Revenue Suite	+\$75,000
Add Detached Garage	+\$41,000

OR

DEPOSIT STRUCTURE (10%)	
\$15,000 due with purchase contract	
Balance to 5% due at 90 days	
Balance to 10% due at 270 days	
Add Basement Revenue Suite	+\$60,000
Add Detached Garage	FREE

ESTIMATED CLOSING

- Not earlier than March 1, 2025 and not later than January 31, 2026