



15 Larchwoods Drive

The Emerald

PRICED AT \$364,250+GST

 1,680 SQ.FT.  3 Bedrooms  2 Bathrooms

The Emerald is all about space, flow, and flexibility. A large foyer with dual closets sets the tone, opening into two separate living rooms that give everyone room to relax or gather. The oversized walk in pantry has space for a stand up freezer, making entertaining and family life easy. The primary suite delivers comfort with a walk in closet and a spa like ensuite, all within a warm and welcoming 1680 square foot layout.



Visit [Larchwoods.ca](https://larchwoods.ca) to learn more about the neighbourhood and our other home plans.

 hello@larchwoods.ca  403-507-5772



The developer reserves the right to modify or change sizes, prices, plans, layouts, completion dates and specifications without notice. Buyers to confirm specifications and features with the Developer.

Standard Home Features

Every home in Larchwoods is built for comfort, functionality, and everyday living.

Kitchen & Bath Features

- ◆ Two-tone PVC cabinetry with contrasting upper and lower colours
- ◆ Soft-close drawers with black hardware throughout
- ◆ Full tile backsplash with white grout and silver Schluter edging
- ◆ Laminate countertops in kitchen, bathrooms, and utility areas
- ◆ Stainless steel appliance package including fridge, OTR microwave, range, and dishwasher
- ◆ Ensuite soaker tub and 36" shower with raised vanity and square Bowmore sinks (subject to plan specifications)

Exterior Features

- ◆ Maintenance-free vinyl siding with PVC board-and-batten accents
- ◆ 4'x5' Front entry stairs and 10'x12' treated deck with aluminum railing
- ◆ Insulated, colour-coordinated skirting supplied and installed
- ◆ Front entry door with full-glass insert and upgraded hardware
- ◆ Factory-sealed Low-E argon windows with screens
- ◆ Frost-free exterior tap and eave-mounted switch receptacle for holiday lighting
- ◆ Black LED exterior pot light and coach-style entry lighting
- ◆ Colour-matched eavestroughing

Warranty & Customer Care

- ◆ Alberta New Home Warranty registered
- ◆ 1-year labor and materials coverage
- ◆ 2-year delivery and distribution systems coverage
- ◆ 5-year building envelope coverage
- ◆ 10-year structural integrity coverage
- ◆ Triple M extended 20-year structural warranty
- ◆ Post-delivery inspection and homeowner orientation
- ◆ Dedicated customer care and warranty service.

Interior Features

- ◆ Choice of professionally designed interior colour schemes
- ◆ Flat MDF trim package with 5" baseboards and 3.5" window and door casings
- ◆ Interior doors with black lever hardware and hinges
- ◆ Vinyl wall panels with PVC crown molding at ceilings
- ◆ Continuous foam-backed linoleum flooring throughout
- ◆ Decora-style light switches, receptacles, and dimmers
- ◆ Communication box with wired TV and CAT6 outlets

Home Site Features

- ◆ Spacious, landscaped yards designed for comfortable outdoor living
- ◆ Concrete two-car driveway for durable, all-season access
- ◆ Underground services with full utility hookups
- ◆ Rear yard fencing for privacy and defined outdoor space
- ◆ Optional detached garage for added storage and parking
- ◆ Engineered steel pile foundation for long-term stability

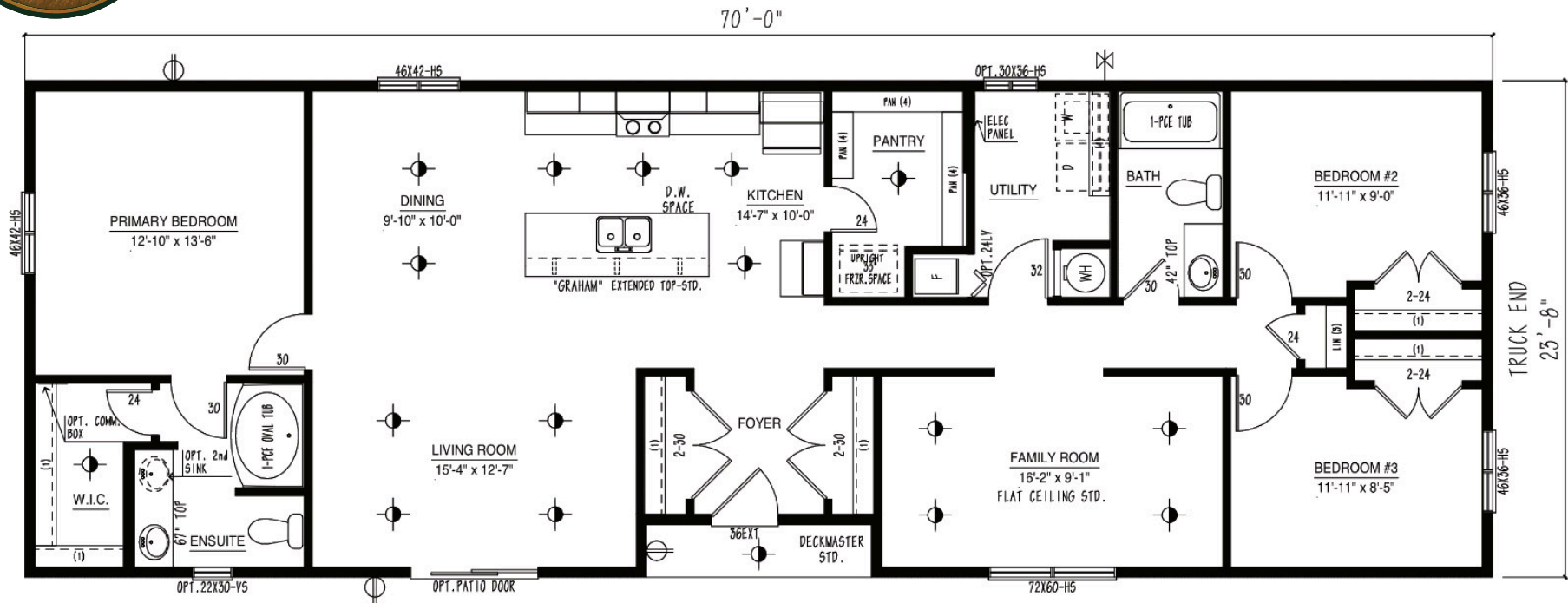
Construction Standards

- ◆ Built to CSA Z277 residential standards
- ◆ 2x6 exterior walls, 2x4 interior walls, and 2x10 floor joists at 16" o.c.
- ◆ 8' walls with drywall ceilings and fully taped joints
- ◆ Vinyl-wrapped exterior sheathing with full house wrap
- ◆ High-heel trusses for enhanced insulation performance
- ◆ Digital programmable thermostat and 100-amp service panel
- ◆ Energy-efficient forced-air gas furnace with coil cavity for future A/C





The Emerald Floorplan



↔ 24' x 70'

🏠 1,680 SQ.FT.

🛏 3 Bedrooms

🛁 2 Bathrooms

Highlights & Key Features

Primary bedroom with walk-in closet and private ensuite featuring a soaker tub and optional double sinks

Separate family room, providing the perfect space for a play room, crafting area, or a quiet retreat for guests

Bright, open-concept living room, kitchen, and dining space with an optional patio door

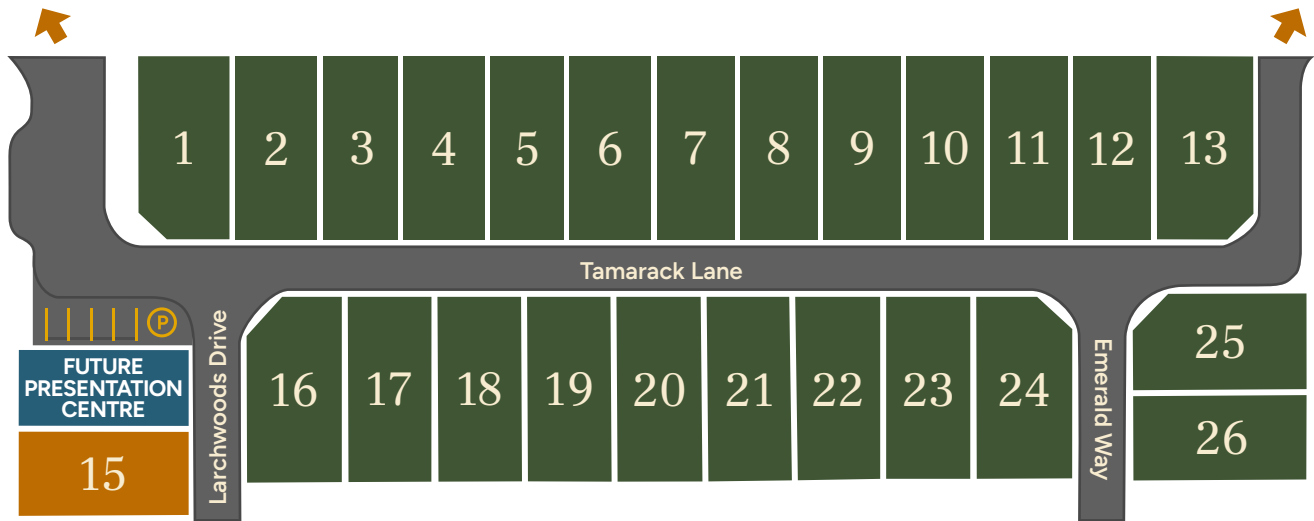
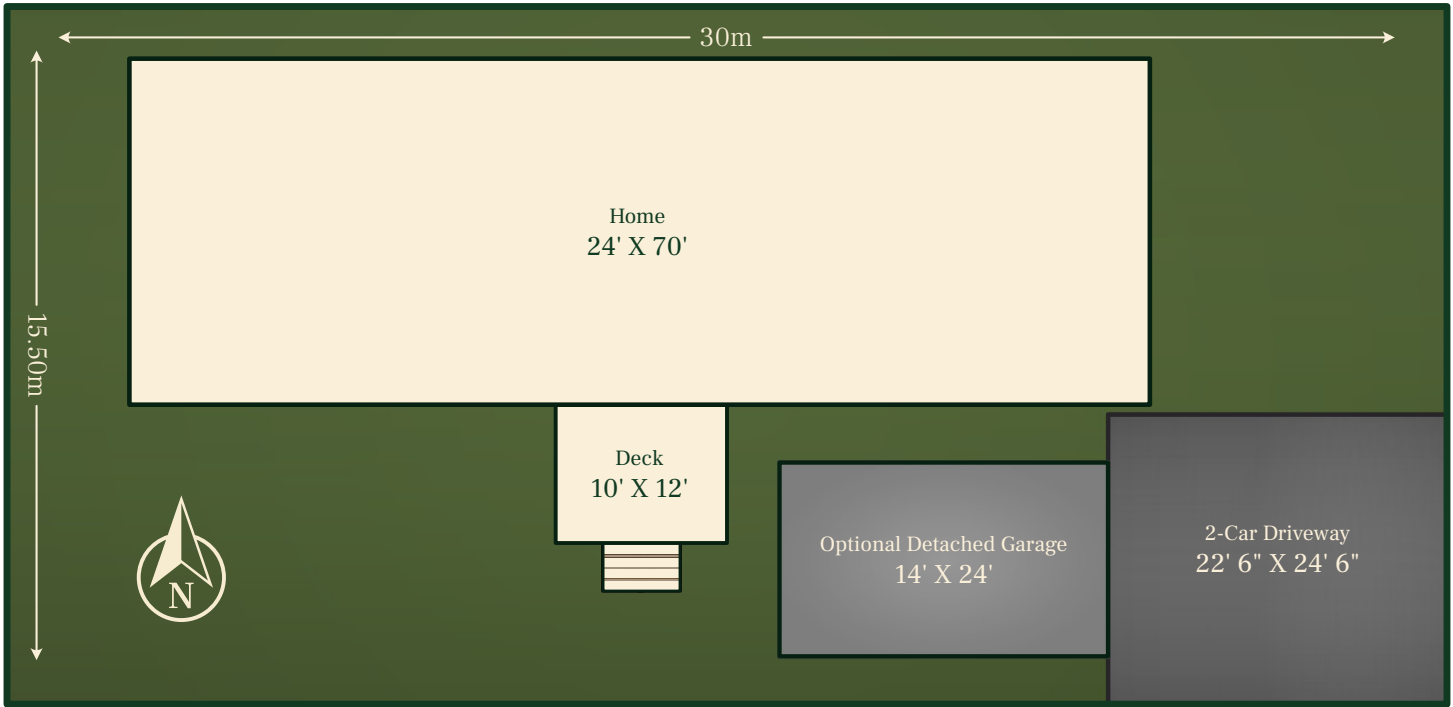
Large walk-in pantry with space for an upright freezer, providing convenient access

Spacious foyer featuring double coat closets

Check floor plans for details. The developers reserve the right to make modifications and changes to the information herein. Renderings, photos and sketches are representational and not accurate. Square footage is from architectural drawings. Dimensions, sizes, specifications, layouts and materials are approximate and subject to change without notice. E. & O.E.

Lot Layout

Lot 15 A spacious, landscaped lot with a private yard and room for an optional detached garage.



Lot layouts, site plans, and neighbourhood renderings are conceptual representations only. Actual lot sizes, layouts, road placement, landscaping, and surrounding development may vary.





Digital rendering is for illustrative purposes only and does not represent the actual lot layout. Deck not included in listed price.

Exterior Colours



PREMIUM VINYL
Cypress



ACCENTS
Black Magic



SHINGLES
Onyx Black

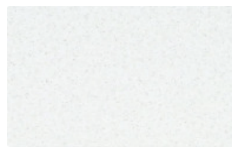


STACKED STONE
Black Blend

Interior Colours



CABINET COLOUR #1
Tossini White



COUNTERTOPS
Rock of Ages



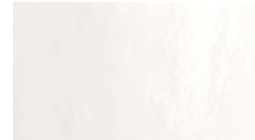
HARDWARE
Black



CABINET COLOUR #2
Bright White



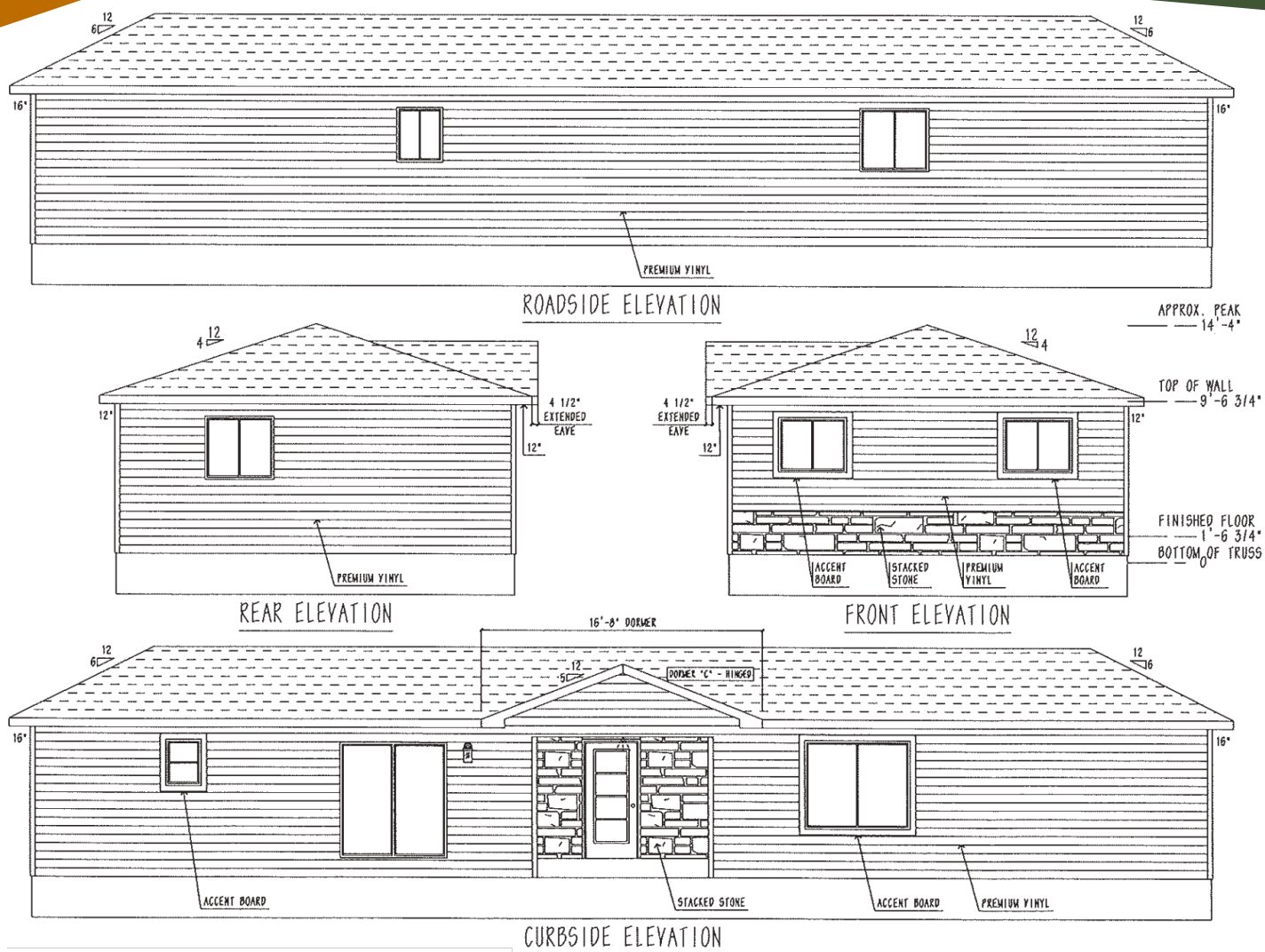
FLOORING
Corduroy



ARTISAN TILE
White

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Ready to come home to 15 Larchwoods Drive?

Amanda is here to help you find the perfect fit for your next chapter. Reach out today to explore the next steps toward comfortable, affordable living at Larchwoods.

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