



16 Tamarack Lane

# The Tinda Ridge

PRICED AT \$342,000+GST

 1,536 SQ.FT.    2 Bedrooms    2 Bathrooms

The Tinda Ridge offers a relaxed, flexible layout that adapts to your lifestyle. A versatile flex room can become an office, hobby space, or cozy den, while smart storage solutions include freezer space in the utility room and a generously sized second bedroom closet. The primary suite features a walk in closet and a calming ensuite with a soaker tub, creating a peaceful retreat in this thoughtfully designed 2 bedroom home.



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

 [hello@larchwoods.ca](mailto: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

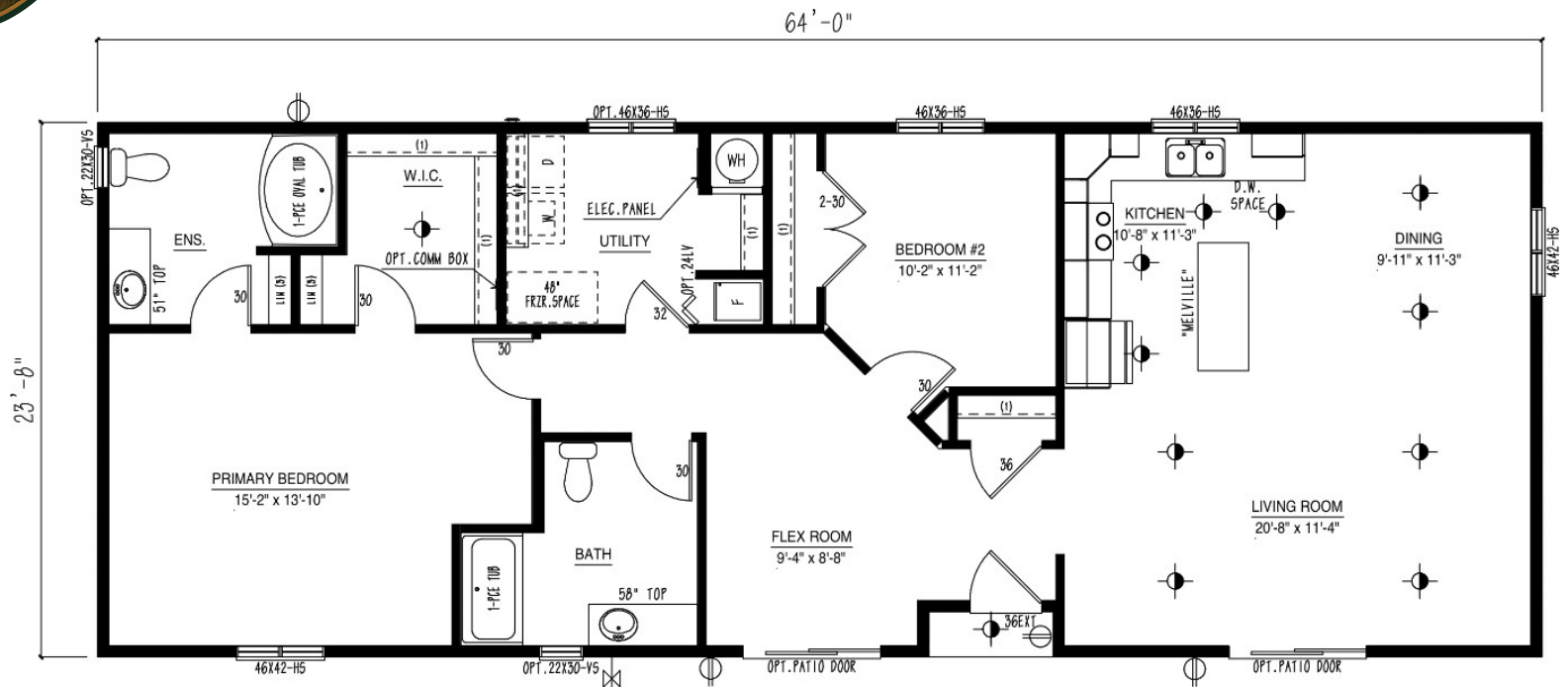
## Construction Standards

- ◆ 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 Tinda Ridge Floorplan



↔ 24' x 64'

🏠 1,536 SQ.FT.

🛏 2 Bedrooms

🛁 2 Bathrooms

## Highlights & Key Features

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

Utility room with space for a full-size freezer

Secondary bedroom with a large closet

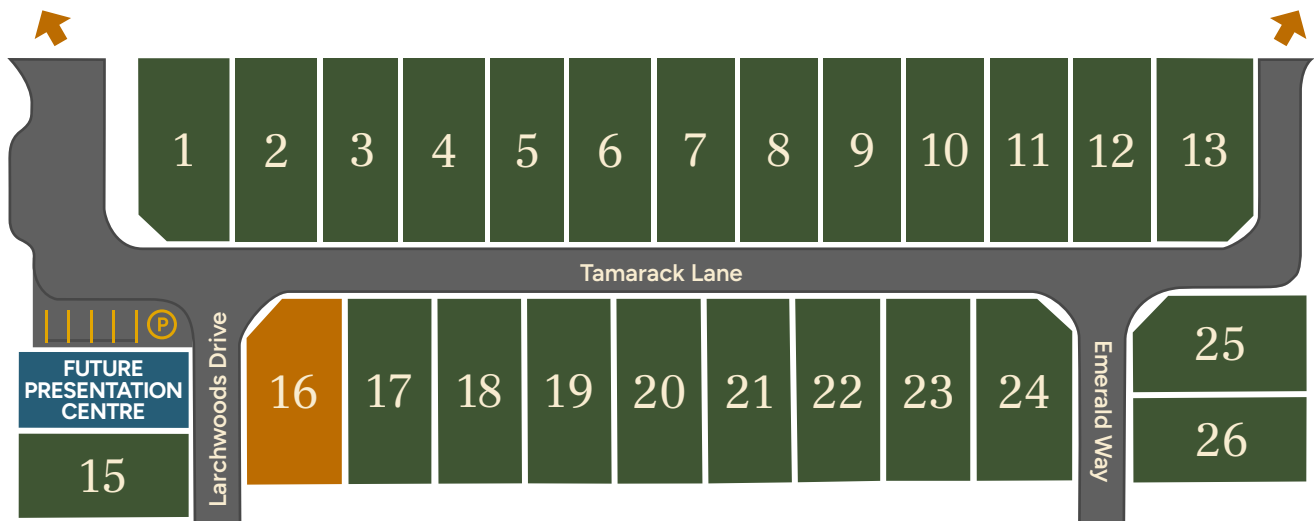
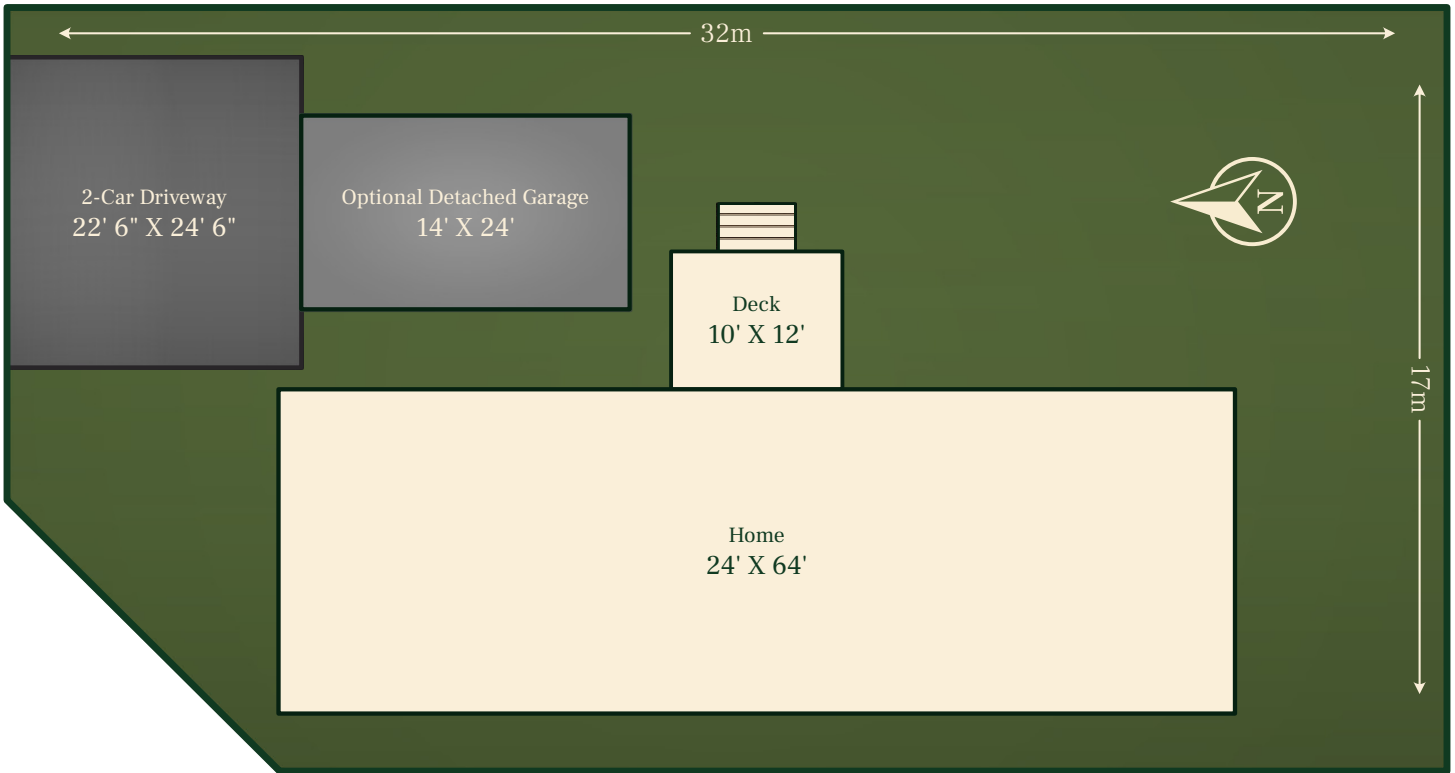
Extra flex room offering practical space beyond the main living area

Bright, open-concept living room and kitchen with a spacious dining area

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



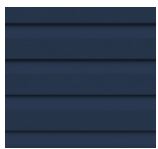
Lot layouts, site plans, and neighbourhood renderings are conceptual representations only. Actual lot sizes, layouts, road placement, landscaping, and surrounding development may vary.





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**  
Marine Blue



**ACCENTS**  
Radisson

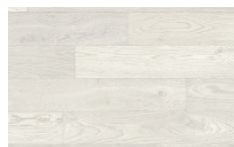


**SHINGLES**  
Onyx Black

## Interior Colours



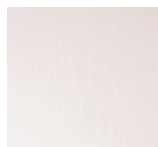
**CABINET COLOUR #1**  
Sphera Woodsmoke



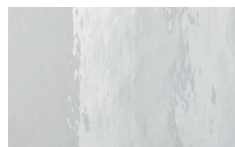
**FLOORING**  
Lace



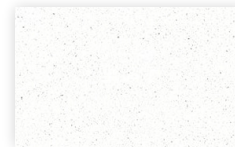
**HARDWARE**  
Black



**CABINET COLOUR #2**  
White Ash



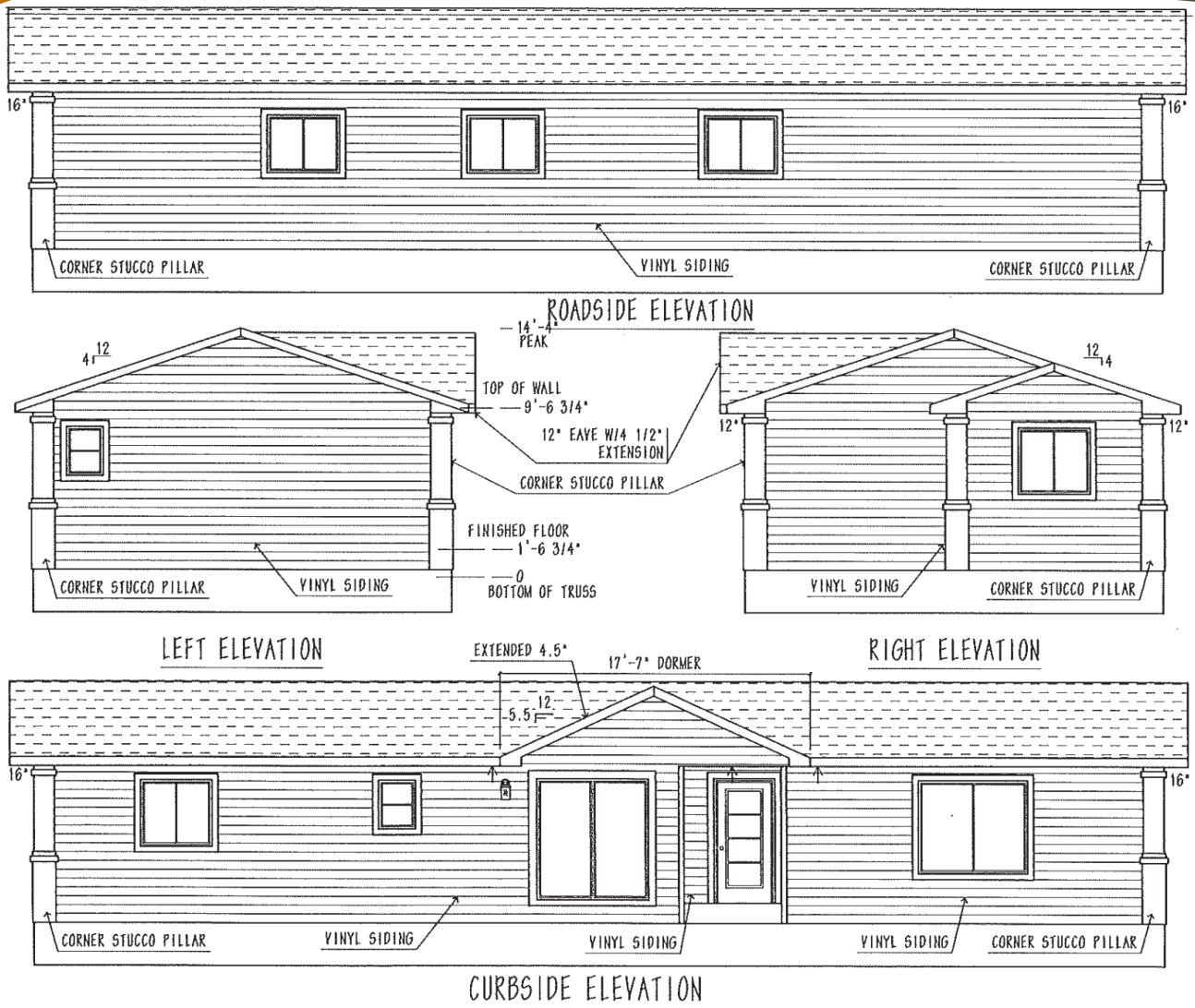
**ARTISAN TILE**  
Grey Stone



**COUNTERTOPS**  
White Fiesta

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# Ready to come home to 16 Tamarack Lane?

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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