



2 Tamarack Lane

The Tamarack

PRICED AT \$363,750 +GST

 1,520 SQ.FT.  3 Bedrooms  2 Bathrooms

The Tamarack is designed for everyday comfort with a little extra luxury built in. A spacious primary suite with a walk-in closet and spa inspired ensuite makes winding down easy, while the kitchen shines with a generous pantry and an island cooktop that keeps everyone connected. With a smart built in desk space and a utility room ready for a full freezer, this home makes thoughtful living feel effortless.



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.

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

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

Construction Standards

- ◆ Built to CSA Z277 residential standards
- ◆ 2×6 exterior walls, 2×4 interior walls, and 2×10 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

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.

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)

Featuring an Upgraded Kitchen

The following kitchen upgrades come standard on The Tamarack

- ◆ Spacious 24 cu.ft. French door refrigerator (upgraded from 18 cu.ft.)
- ◆ Cooktop with built-in wall oven option (instead of a standard range)
- ◆ Built-in microwave included
- ◆ Upgraded pyramid or island range hood

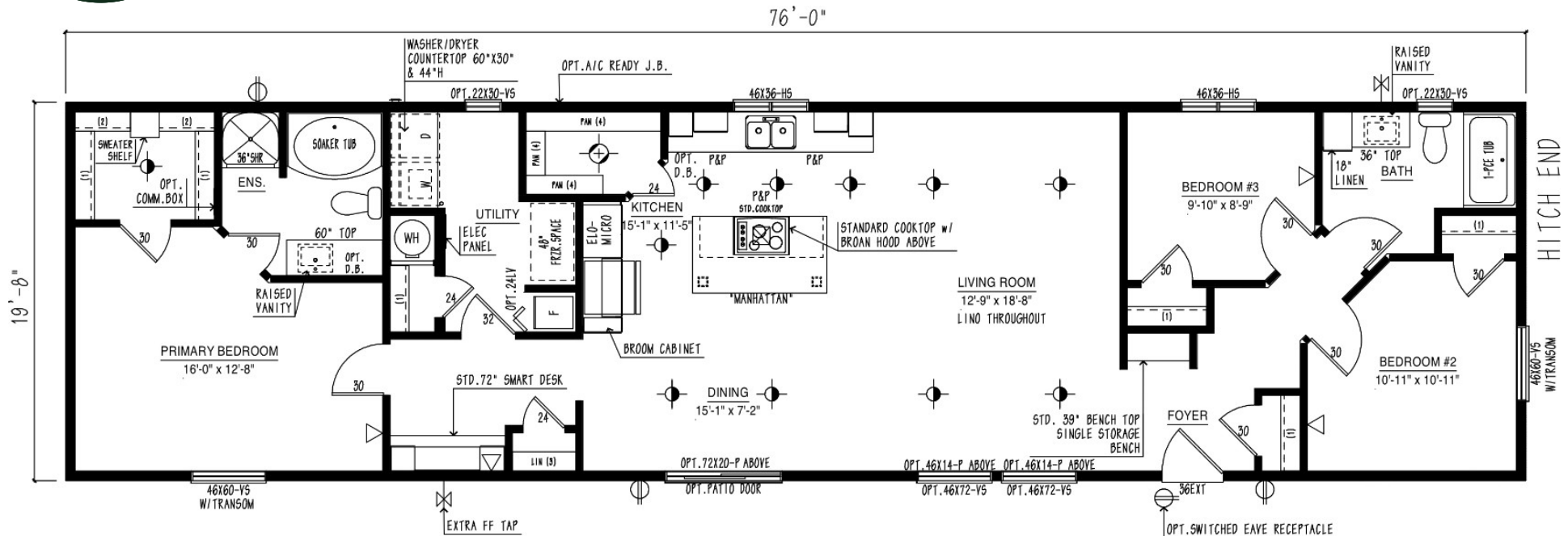
Exterior Features

- ◆ Maintenance-free vinyl siding with PVC board-and-batten accents
- ◆ 4'×5' Front entry stairs and 10'×12' 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





The Tamarack Floorplan



↔ 20' x 76'

🏠 1,520 SQ.FT.

🛏 3 Bedrooms

🛁 2 Bathrooms

Highlights & Key Features

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

Built-in smart desk or flexible workspace

Utility room with space for a full-size freezer

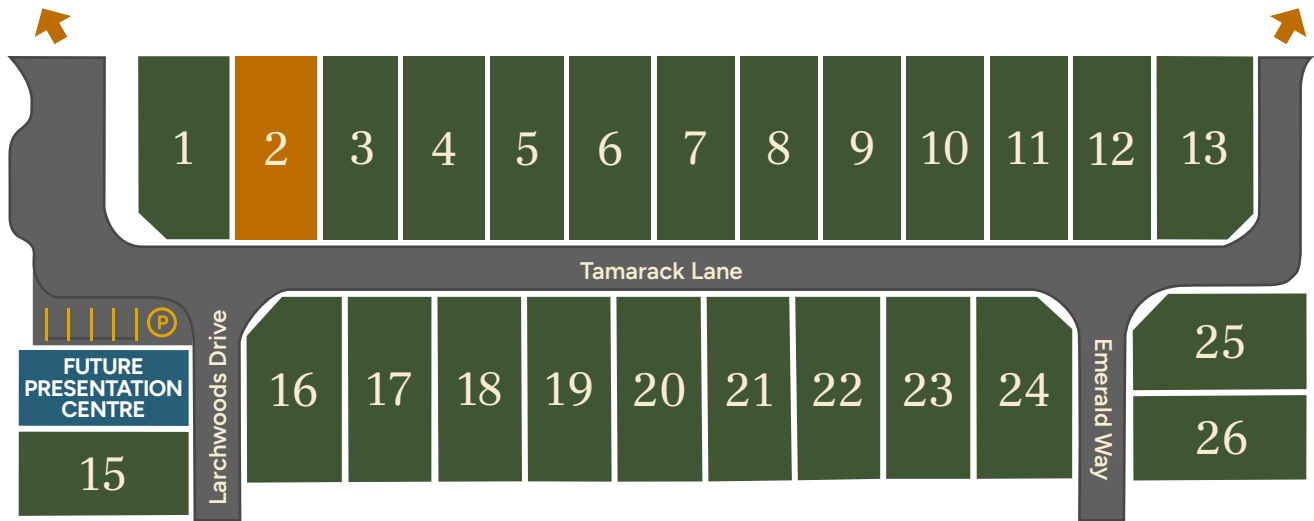
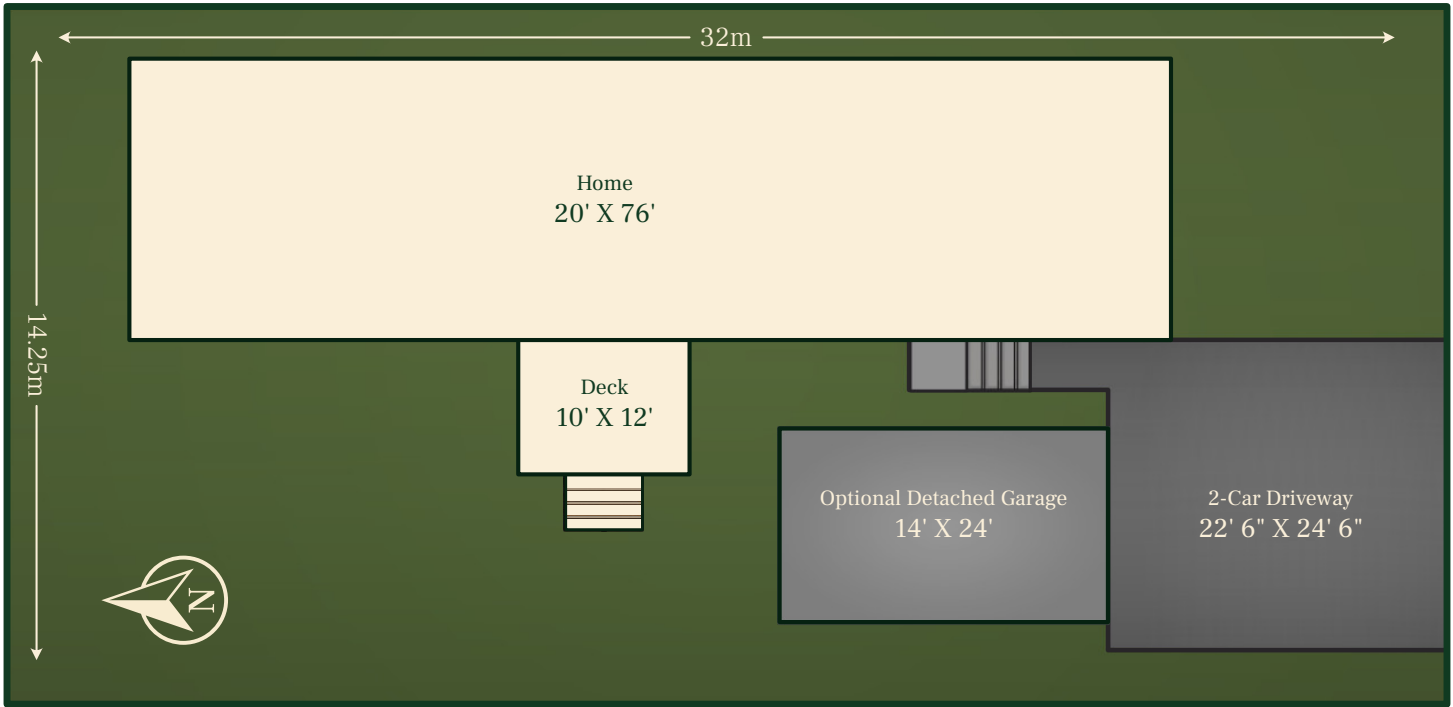
Bright, open-concept living room and kitchen with large windows

Upgraded kitchen with island cooktop, wall oven option, large walk-in pantry, French door refrigerator, range hood, and built-in microwave

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 2 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.

Exterior Colours



VINYL SIDING
Pebble Clay



PREMIUM VINYL
Walnut



SHINGLES
Onyx Black

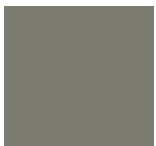


STACKED STONE
Black Blend

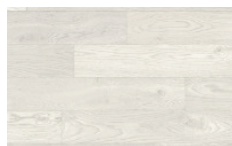


ACCENTS
Black Magic

Interior Colours



CABINET COLOUR #1
Sphera Woodsmoke



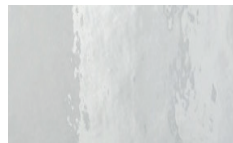
FLOORING
Lace



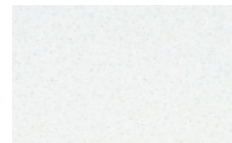
HARDWARE
Black



CABINET COLOUR #2
White Ash



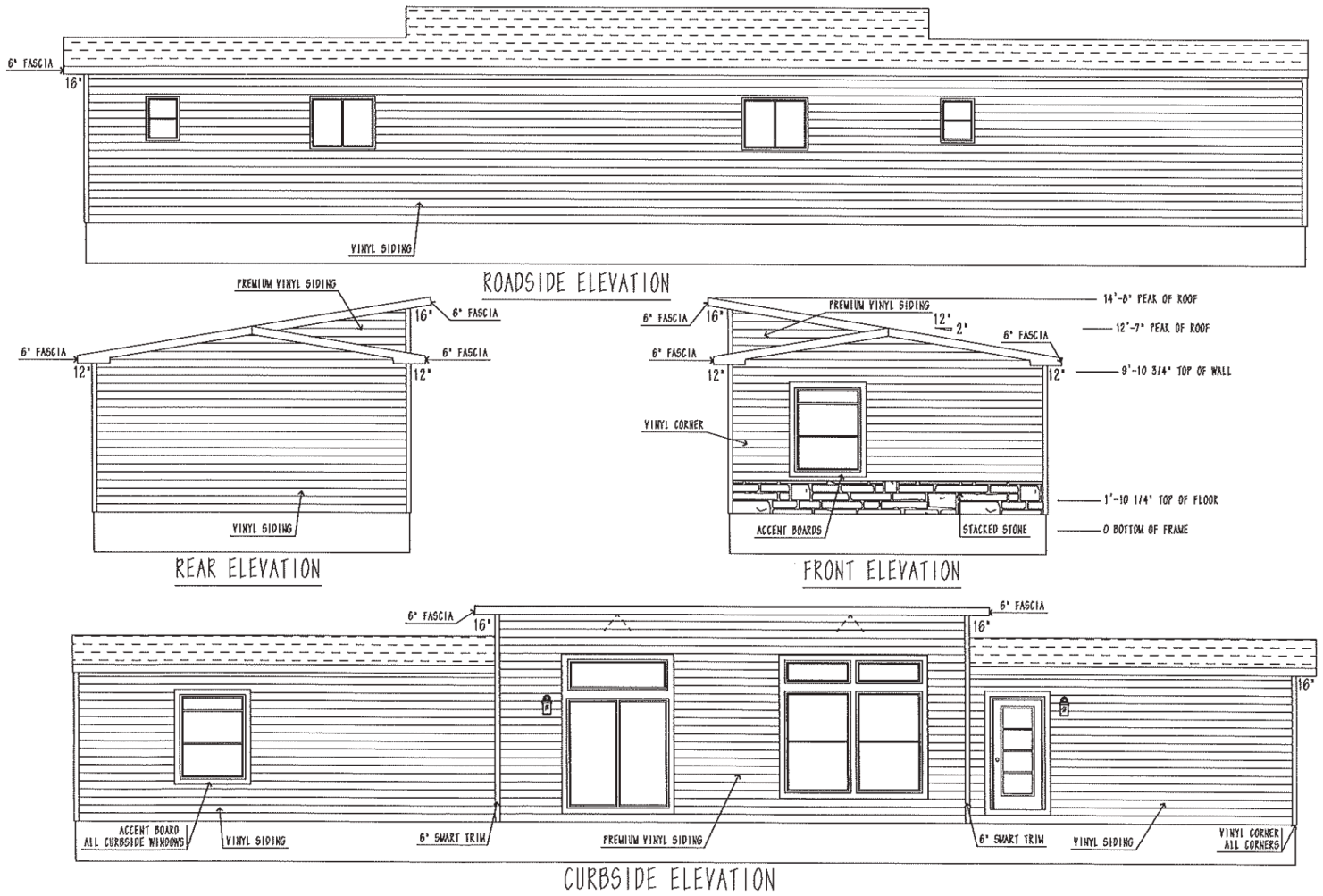
ARTISAN TILE
Grey Stone



COUNTERTOPS
Rock of Ages

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Ready to come home to 2 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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