



3 Tamarack Lane

# The Rundle

PRICED AT \$355,000+GST

 1,520 SQ.FT.    3 Bedrooms    2 Bathrooms

The Rundle welcomes you with smart details and warm character from the moment you step inside. A built in bench at the entry adds charm and function, while the upgraded kitchen, featuring a corner fridge and island sink feels open and social. The primary suite offers a true retreat with a large walk in closet, double vanity, soaker tub, and oversized shower, all wrapped into a comfortable and inviting 3 bedroom layout.



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



Photos and specifications are for reference only, actual floorplan and finishes may vary. The developer reserves the right to modify or change sizes, prices, plans, layouts, completion dates and specifications without notice.

# 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 Rundle*

- ◆ 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

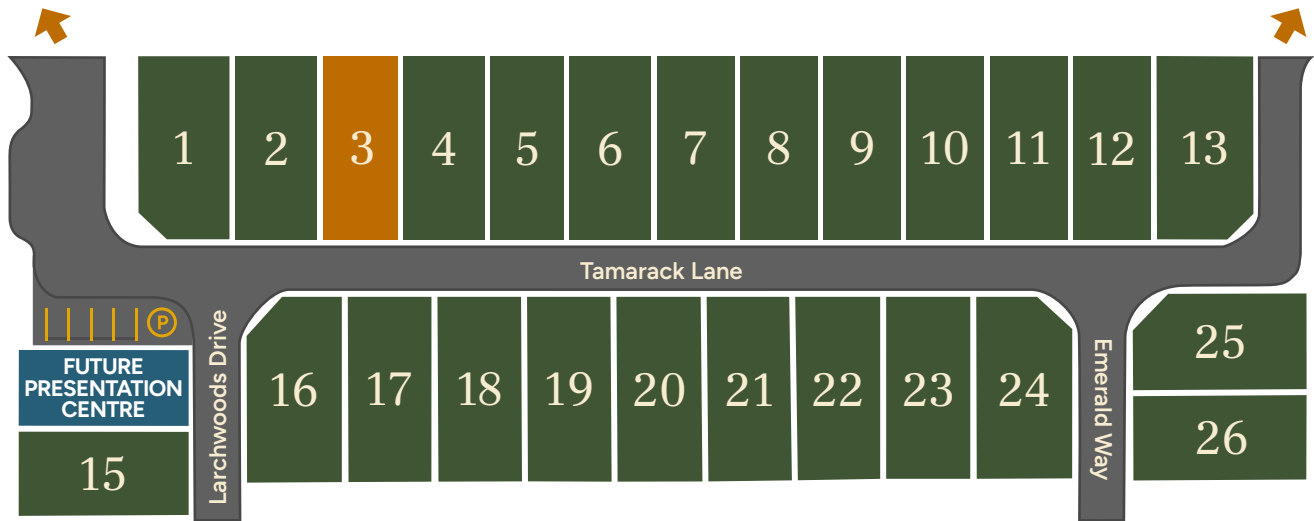
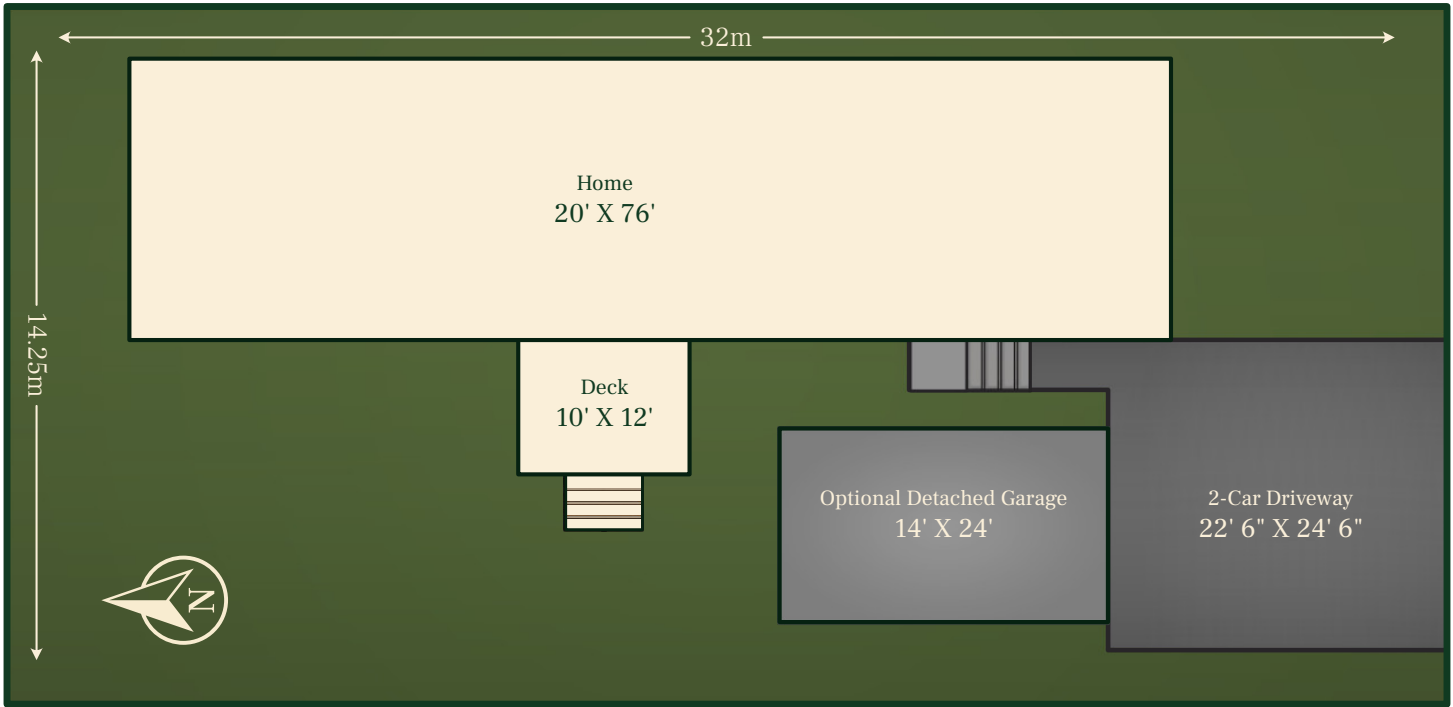
- ◆ Maintenance-free vinyl siding with PVC board-and-batten accents
- ◆ 4'×5' Front entry stairs and 10'×12' treated deck with aluminum railing
- ◆ Insulated, colour-coordinated skirting supplied and installed
- ◆ Front entry door with full-glass insert and upgraded hardware
- ◆ Factory-sealed Low-E 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





# Lot Layout

**Lot 3** 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.

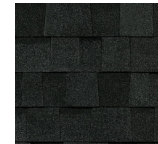
## Exterior Colours



**PREMIUM VINYL**  
Cypress



**VINYL BOARD & BATTEN**  
Pebble Clay



**SHINGLES**  
Onyx Black



**ACCENTS**  
Black Magic

## Interior Colours



**CABINET COLOUR #1**  
Tossini White



**COUNTERTOPS**  
Anzio Marble



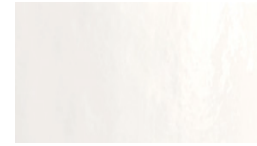
**HARDWARE**  
Black



**CABINET COLOUR #2**  
Bright White



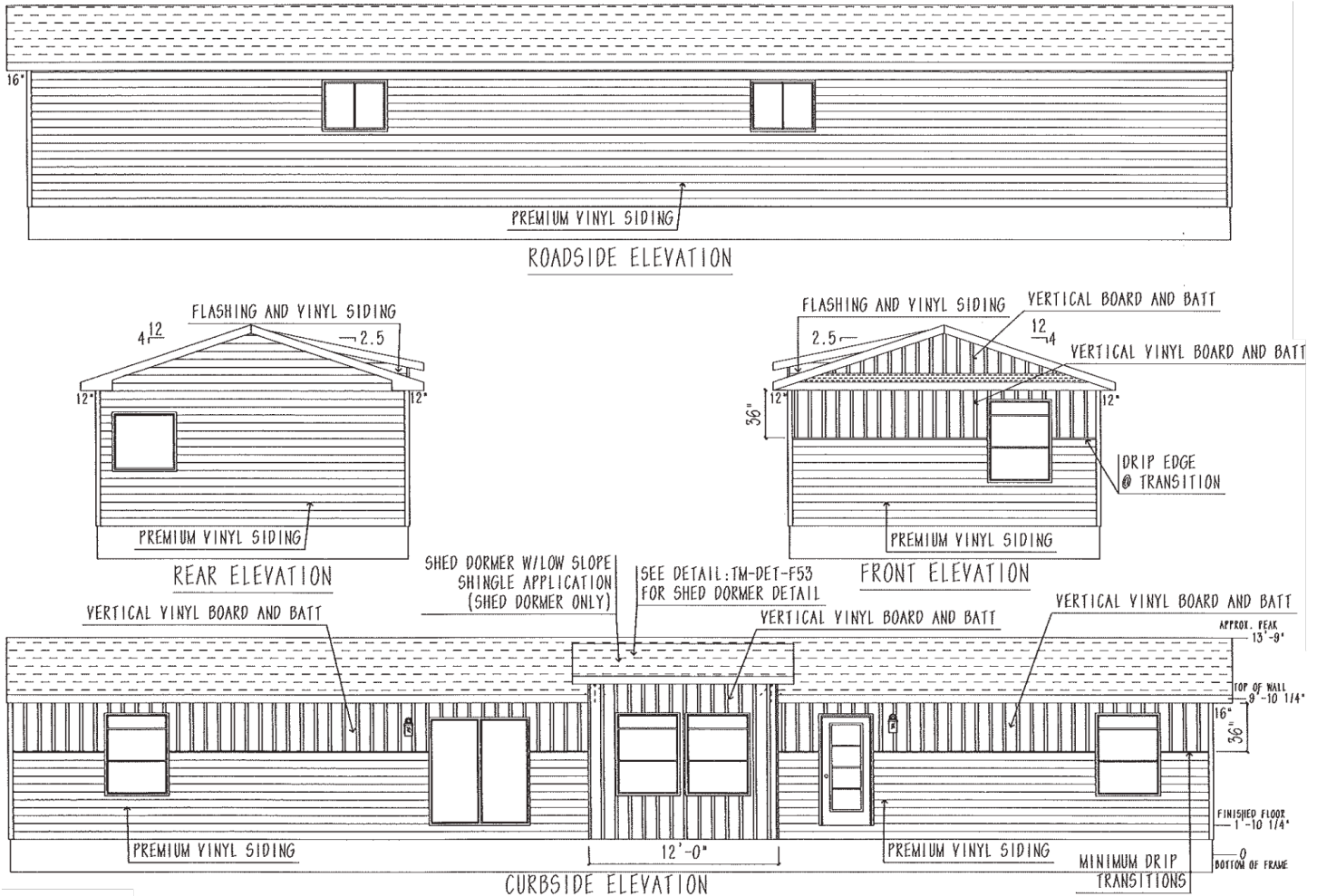
**FLOORING**  
Corduroy



**ARTISAN TILE**  
White

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## Ready to come home to 3 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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