

CAMBRIDGE

1107 Lanark Boulevard • Lanark, Airdrie



1,277 sq ft.

1 Bed + Flex Room

2 Baths

SHOW HOME FEATURE SHEET



- Exterior includes asphalt shingles, smartboard trim & smooth smartboard panels, vinyl lapboard siding, vertical board & batten siding, thin brick, and limestone
- ★ Upgraded architectural decoration required to front & side elevation for this corner lot
- Front porch and rear deck constructed with treated wood decking and aluminum railing
- Concrete patio to front yard increases neighborhood connections
- Rear lane leads to a detached double car garage
- Fully landscaped yard including sod, shrubs, mulch bed, and trees
- 8' high painted front door with modern vertical glass insert
- 8' high french door to rear elevation

- ★ 10' main floor ceilings with 8' high doors in common areas
- ★ Large windows through-out home including additional windows on the side elevation
- Upgraded simulated divided lites (SDL's) included on front and side elevation windows
- ★ Hardwood throughout main floor common areas, including the flex room
- Tile to laundry room, and both main floor bathrooms
- Quartz countertops throughout home

EXTERIOR & INTERIOR KEY FEATURES

Kitchen

- Kitchen complete w/ electric stove, fridge, dishwasher & over the range microwave
- Large 9' kitchen island with ample seating space & modern mainline sink faucet
- 42" high upper kitchen cabinets with riser up to the dropped bulkhead above
- ★ Two toned cabinetry with upgraded painted cabinets in the color Chantilly Lace
- Increased cabinet depth above the fridge
- ★ Upgraded ceramic backsplash tile to kitchen
- Spacious walk-in pantry with 8' high door & wired shelving

Main Floor

- ★ Flex Room with matte black gridscape glass wall separating the space from the rest of the open concept main floor
- ★ Dramatic painted feature wall draws your eye into the flex room
- Main floor 3 piece bathroom next to flex room with vanity, tub/shower combo, and modern mainline faucet
- ★ Striking electric fireplace painted in an upgrade feature wall colour
- Painted staircase railing with wrought iron spindles
- ★ Stairs developed to 8' high unfinished basement
- Stacked laundry tucked away discreetly in a closet next to the Primary Bedroom

Primary Bedroom

- Primary bedroom includes large walk-in closet and ensuite
- Ensuite includes separated double vanities, 5' wide fibreglass enclosure, and a private water closet
- ★ Stunning painted feature wall behind bed

★ = Upgrades specific to this Show Home



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SHOW HOME FEATURES CONTINUED

Lighting & Electrical Features

- Premium light fixtures with the addition of disc lights throughout the kitchen
- 2 dropped pendants over kitchen island
- ★ Security system includes motion sensors, alarm, & keypad

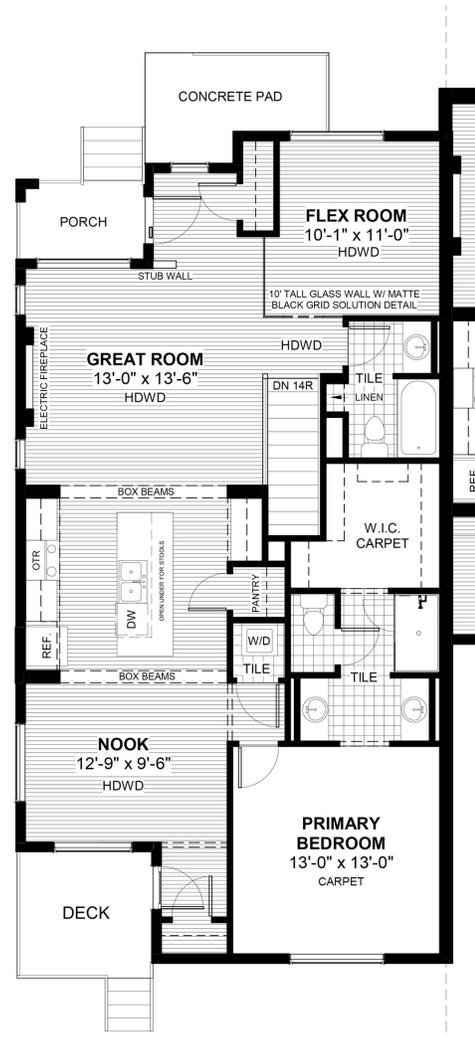
Plumbing & Mechanical Features

- ★ Air conditioner
- Power-drip humidifier
- Radon gas removal system rough-in
- High efficiency furnace
- Heat recovery ventilation system
- High efficiency electric hot water tank
- Water line to fridge
- Undermount sinks through-out main floor
- 2 Exterior hose bibs
- Furnace and air duct cleaning prior to possession

Miscellaneous

- ★ Roller Shades installed through-out main floor

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CONTACT US

- 📍 1107 Lanark Blvd • Lanark, Airdrie
- 🏠 Monday - Thursday: 2:00pm - 8:00pm
Sat, Sun & Holidays: 12:00pm - 5:00pm
- 👤 Trish Braun
- 📞 403-818-9218
- ✉️ lanark@douglashomes.net