

VALENCIA

QUICKER POSSESSION HOME
105 CREEKVIEW MANOR SW IN CREEKVIEW

- LANED HOME
- 3 BED
- 2.5 BATH
- 1720 SQ.FT.

~~\$707,000*~~

\$647,900* Includes Lot & G.S.T



Valencia Elevation "A" - Arts & Crafts

Artist's Rendering Only

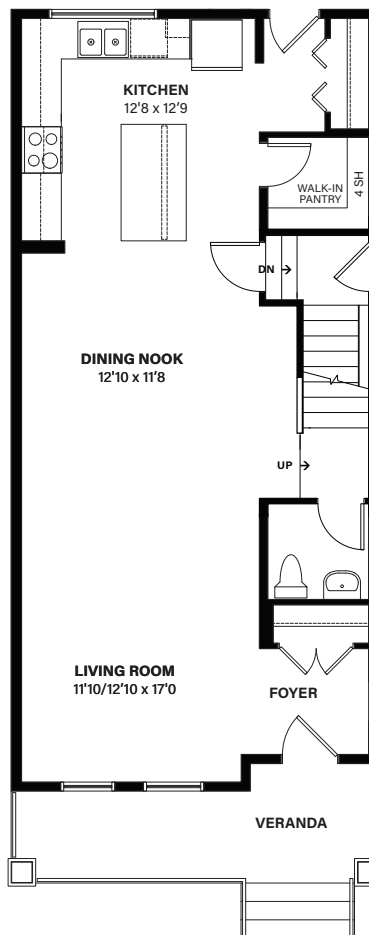
POSSESSION: CONFIRM

FEATURES:

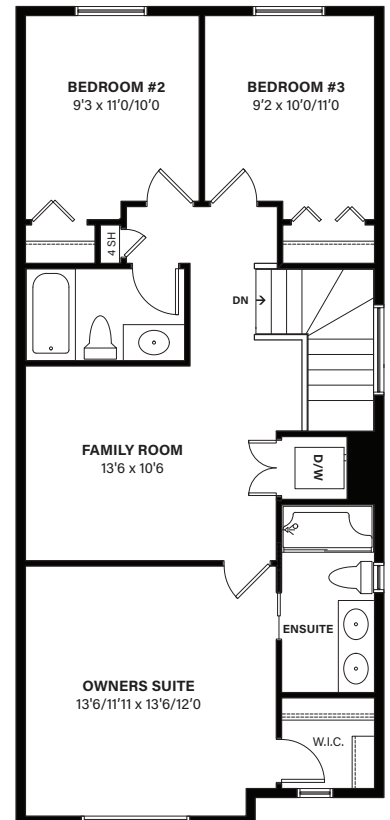
- Open main floor layout
- Foyer with handy coat closet
- Spacious front family room
- Central dining nook is open to the family room and kitchen
- L shaped kitchen with spacious walk-in pantry
- Central half bath
- Second floor laundry closet
- Two equally sized secondary bedrooms
- Bathroom conveniently located close to secondary bedrooms
- Central family room separating owner's suite from secondary bedrooms
- Front owner's suite with large walk-in closet and private 3-piece ensuite

Floorplans, specifications, dimensions and elevations shown are approximate.
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MAIN FLOOR: 840 SQFT



SECOND FLOOR: 880 SQFT

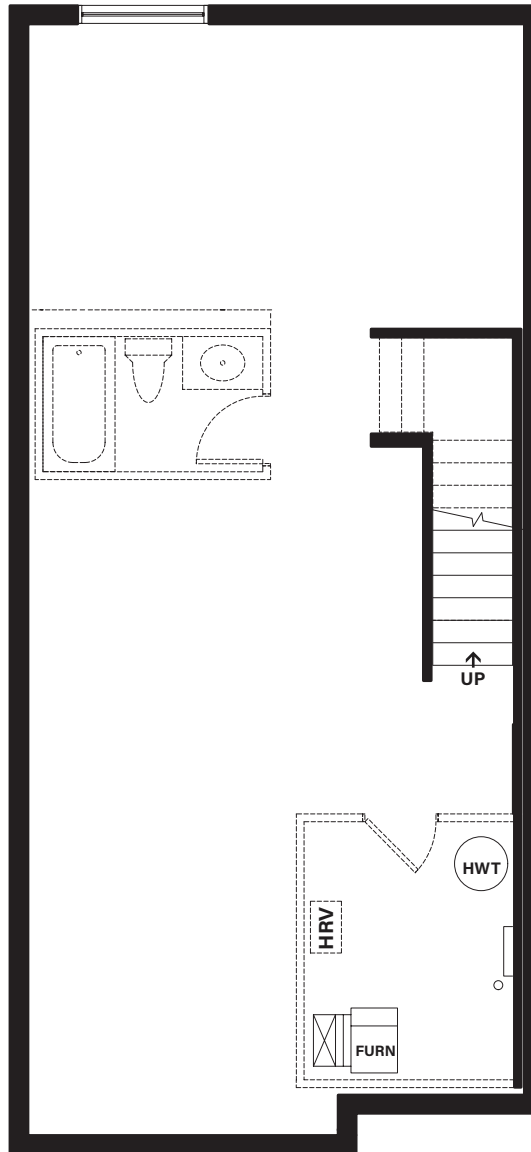


Area Manager: **Aleaha Cole** | E: AleahaC@shanehomes.com | P: (403)-536-2307
New Home Advisor: **Mansi Mehta** | E: MansiM@shanehomes.com | P: (403)-536-2308
Currently meeting prospective homeowners:
Shane Homes Head Office, 5661 7 St. NE, Calgary, AB, T2E 8V3



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STANDARD BASEMENT



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INTERIOR SELECTIONS



CABINETRY - COLOUR

Omina Uniboard Slab
Chicory

CABINET HARDWARE

Champagne Bronze

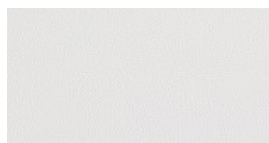
COUNTERTOP

Standard - Quartz
Pearl Grey
Kitchen



COUNTERTOP

Standard - Quartz
Bright White
Main bath and
ensuite



FLOORING - LVP

Quest XL
The Matrix
All LVP Areas



FLOORING -

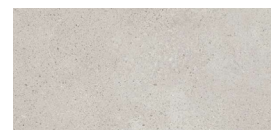
CARPET

Beaulieu Escape to
Maui - Honest
All carpeted areas



FLOOR TILE #1

Bolton 12x24 - Pearl
5093 Warm Gray Grout
Main bath floor and
surrounds, ensuite floor



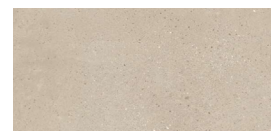
FLOOR TILE #2

Marrakesh 8x8 - Light Gray
5093 Warm Gray
Laundry



FLOOR TILE #3

Bolton 12x24 - Natural
5039 Ivory Grout
1/2 bath plumbing wall



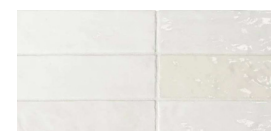
WALL TILE #1

Pamesa Home Reveal 12x24
Perla Relieve
5093 Warm Gray Grout
Ensuite surround and backspalsh



WALL TILE #2

La Riviera 2.5x8
Blanco
5093 Warm Gray Grout
Main bath vanity
backsplash



WALL TILE #3

La Riviera 2.5x8
Gris Nuag
5077 Frost Grout
Kitchen backsplash



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INTERIOR SELECTIONS

INTERIOR DOORS

Kingston - White
Main floor and upper floor
6'-8"



FRENCH DOOR

DWL
Walk in Pantry
6'-8"



INTERIOR TRIM

Celebration Flat
White

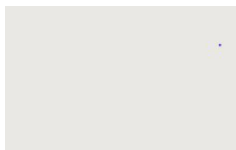


HANDRAIL

D' Profile - White
Bracket - Metal Curved
Satin Nickel

PAINT COLOUR #1

CA025 Standard white
Throughout



SWITCHES & PLUGS

STD Celebration - White
Throughout

BATH HARDWARE

Taymor Northern Lights
Polished Chrome



FRONT DOOR

Branton Handleset
Satin Nickel
Smart Home Deadbolt



BACK/SIDE DOOR

Winston Lever
Satin Nickel



INTERIOR DOORS

Winston Level
Satin Nickel



HEAT VENT

Grey - Tiled Areas
Taupe - Carpeted Areas



Matching vents for LVP Areas

COLD AIR RETURN

White - Standard
Throughout



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