

DELTA II.

PAIRED HOME IN ESKER PARK
POSSESSION: WINTER 2026

\$637,000* INC. HOME, LOT & GST

1684 sq.ft.

3 beds | 2.5 baths

6 DRYSTONE WAY NW

ELEVATION S2: MODERN FARMHOUSE

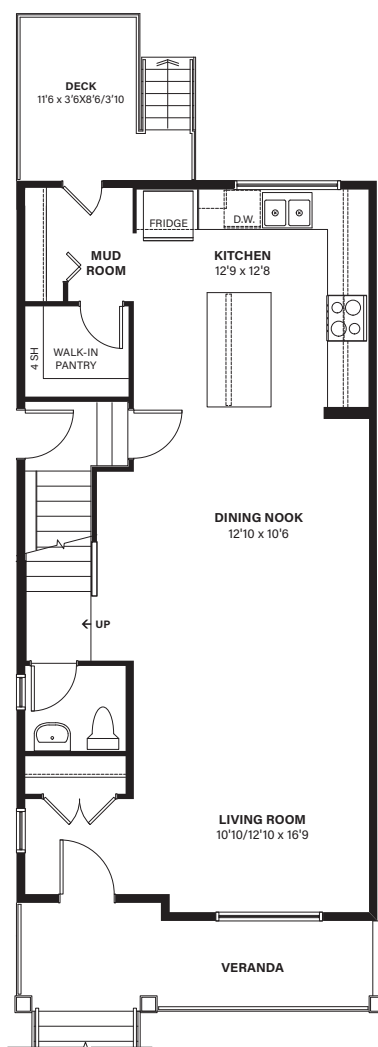
ARTIST'S RENDERING ONLY.



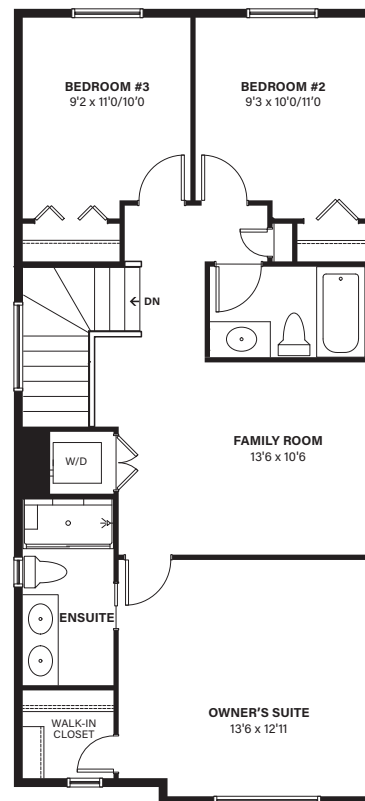
FEATURES:

- Front foyer with coat closet
- Spacious front family room with large window allowing in natural light
- Central dining nook
- L-shaped rear kitchen and island with back panel upgrade
- 42" kitchen cabinet height with bulkhead
- Central main floor half-bath off the staircase
- Central dining nook
- Second floor laundry closet
- Two similar-sized secondary bedrooms
- Second floor family room
- Owner's suite with dual vanity ensuite and walk-in closet
- Spacious back deck, perfect for entertaining.
- Double detached garage & rear deck
- James Hardie front elevation
- Black Fusion wrapped exterior window frames
- Chimney hoodfan and built-in microwave
- Knock down ceiling
- 2nd laundry location in basement
- Wet bar and drain rough-ins in basement
- Corner unit

MAIN FLOOR: 812 SQ.FT



SECOND FLOOR: 872 SQ. FT.



**Esker
Park**

Aleaha Cole - Area Manager | P: 403-536-2200 | E: AleahaC@shanehomes.com
Anand Mahadev - Area Manager | P: 403-536-2200 | E: AnandM@shanehomes.com
Welcome Centre: 161 Drystone Way NW
Hours: Monday - Thursday: 2 - 8 PM, Saturday, Sunday & Holidays: 12 - 5 PM

www.shanehomes.com

SHANE
HOMES

INTERIOR SELECTIONS



CABINETRY - COLOUR

Cotton Mist - Olon

CABINETRY - HARDWARE

Matte Black

COUNTERTOP

Standard - Quartz
Concrete Grey
Throughout



FLOORING - LVP

Quest
Miss Sunshine
Throughout main floor



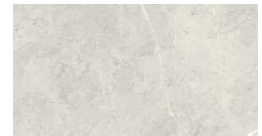
FLOORING - CARPET

Cosy Ambiance
Comet Grey
All carpeted areas



FLOOR TILE

Liva Series - Light Grey
5093 Warm Gray grout
All tiled areas



WALL TILE #1

Marlow - Cloud Glossy
5093 Warm Gray Grout
Horizontal Brick
Kitchen Backsplash



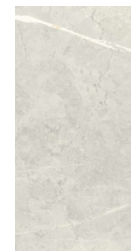
WALL TILE #2

Urban Series - White Glossy
5038 Avalanche Grout
Vertical Stacked
Main bath tub surround



WALL TILE #3

Liva Series - Light Grey
5093 Warm Gray Grout
Vertical Stacked
Ensuite Shower Surround



WALL TILE #4

Jersey - Glossy White
5038 Avalanche Grout
Main Bath and Ensuite Vanity Splashes



Floorplans, specifications, dimensions and elevations shown are approximate.
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INTERIOR SELECTIONS

INTERIOR DOORS

Riverside - White
6'-8"



INTERIOR TRIM

Celebration Flat
White



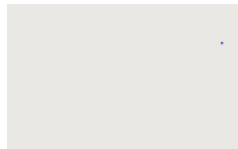
HANDRAIL

D' Profile - White
Bracket - Metal Curved
Black



PAINT COLOUR

CA026 Porcelain
Throughout



SWITCHES & PLUGS

STD Celebration - White
Throughout

BATH HARDWARE

Taymore Astral - Black



FRONT DOOR

Winston Lever - Satin Chrome
Smart Harm Deadbolt



BACK/SIDE DOOR

Winston Lever - Satin Chrome
Standard Satin Chrome Deadbolt



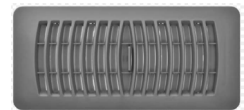
INTERIOR DOORS

Winston Lever
Satin Chrome



HEAT VENT

Grey - Carpet and Tile Areas
White - Cabinets



Matching vents for LVP Areas



COLD AIR RETURN

White - Standard
Throughout



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INTERIOR SELECTIONS

KITCHEN SINK FAUCET

Delta Nicoli 19867LF-BL
Pull Down Faucet
Matte Black



KITCHEN SINK

Blanco Essential
2 Bowl Stainless Steel Sink



MAIN BATH

Maax TSEA Plus - 60x32
Tub - White



MAIN BATH TUB & SHOWER TRIM

Delta Classic - Chrome



MAIN & HALF BATH TOILET

American Standard Colony
Round Bowl



MAIN BATH & ENSUITE SINK

American Standard Ovalyn
19x16" Oval Basin - White



MAIN, HALF BATH & ENSUITE SINK FAUCET

Delta Classic 536-TP-DST
Chrome



ENSUITE TOILET

American Standard Colony
Elongated Bowl
White



HALF BATH SINK

American Standard
Evolution Pedestal - White



HALF BATH FAUCET

Delta Modern Faucet
Matte Black



ENSUITE SHOWER

Maax 60x33 LH Seat
Shower Stall - White



ENSUITE TUB & SHOWER TRIM

Delta Wynne - Chrome



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LIGHTING - MODERN BLACK UPGRADE



**BEDROOMS,
FLEX ROOM, FAMILY ROOM**
WHITE 12" LED DISK \$26.00
3000K: 0012FLPR-SP3-MB
4000K: 05DVP39638MB
5000K: 0012FLPR-SP5-MB



**CLOSETS,
MUDROOM, PANTRY**
WHITE 9" LED DISK \$21.00
3000K: 009FLPR-SP3-MB
4000K: 05DVP39628MB
5000K: 009FLPR-SP5-MB



HALLS,
WHITE 7" LED DISK \$17.00
3000K: 007FLPR-SP3-MB
4000K: 05DVP39618MB
5000K: 007FLPR-SP5-MB



STAIRS
17ICH763A04BK14 \$168.00
4 X 60W B10 CLEAR



FOYER
MX3620-0702 \$90.00
2 X 60W A19 FROST

MODERN BLACK UPGRADE PACKAGE



MAIN BATH, ENSUITE
4710283SWBK \$105.00
3 X 60W A19 FROST



½ BATH, DOUBLE VANITY
4710282SWBK \$75.00
2 X 60W A19 FROST



DINING
32926331BK \$187.00
8 X 60W ST19 CLEAR



ISLAND
9952176BK \$77.00
1 X 60W A19 CLEAR

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