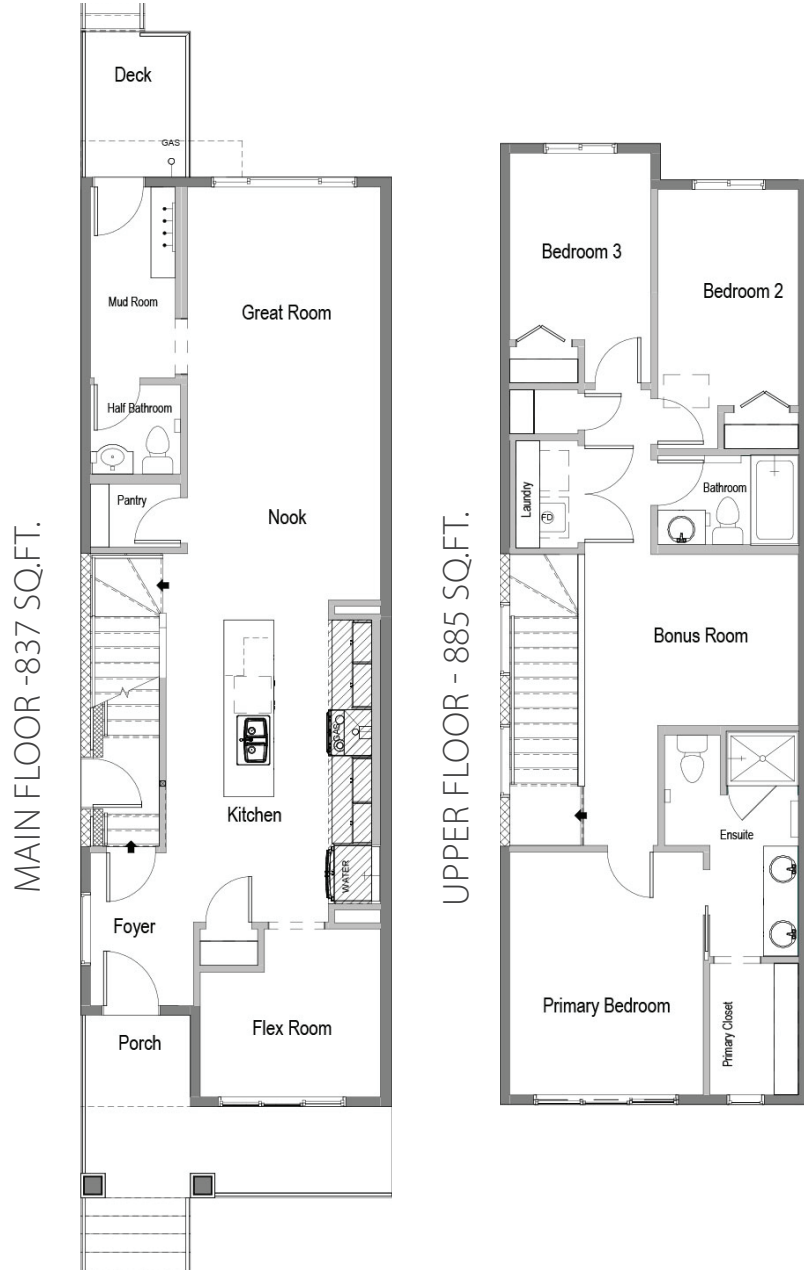




COLUMBIA 17

54 CREEKVIEW AVENUE SW

1,722 Sq. Ft. / 3 Bedrooms / 2.5 Bathrooms /



Celebrating 45 years of homebuilding excellence

WHY CEDARGLEN HOMES?



DISCOVER THE DETAILS THAT SET US APART

- » Luxury vinyl plank flooring
- » Luxury vinyl tile to upper bathrooms and laundry
- » Carpet with 8lb foam underlay
- » Slimline downlights
- » Daylon door levers
- » Knockdown ceilings
- » Side entrance at grade
- » 8'9" basement wall height
- » Secondary suite rough-in package and 3-piece rough-in to basement
- » Egress basement window(s)
- » EnerGuide Package



PERSONALIZED KITCHENS & BATHROOMS

- » Appliance allowance to be used for selections at Cedarglen Homes' supplier
- » Engineered stone or granite countertops with undermount sink in kitchen, ensuite, and upper bathroom
- » Gas line to range connection
- » Waterline to fridge connection
- » Crown moulding on upper cabinets (to ceiling) and one bank of pot and pan drawers
- » 'Peerless Xander' plumbing fixtures and tub/shower trim
- » Ceramic tile to ceiling above tub/showers



PEACE OF MIND

- » R-50 attic insulation
- » Tankless water heater
- » Enrollment in Alberta New Home Warranty Program with additional 2 year extension to building envelope warranty
- » Legal fees and disbursements included when using PMR Law



OUTSIDE LOOKING IN

- » Triple pane windows
- » Upgraded vinyl siding featuring "designer colours"
- » Concrete front porch
- » Rear wood deck with stairs
- » 20'x20' gravel parking pad
- » \$2,000 landscaping allowance

INTERIOR SELECTIONS



JESSICA QUAST
SENIOR DESIGN CONSULTANT

This palette balances warmth and freshness with a modern edge. Golden-toned LVP flooring adds warmth, while soft grey matte cabinetry, white veined countertops, and vertical matte white tile create a bright, clean foundation that feels timeless and ready to personalize.



INTERIOR SELECTIONS
INCLUDED IN THIS HOME



CEDARGLENHOMES.COM

cedarglen
HOMES

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Effective 01/26/2026. E&OE.