



Features

- Custom Built Design By Aldebaran Homes, Interior & Exterior design by CVK Design
- 11'5" Ceilings on Main floor
- 9' Ceilings on bedroom level
- 10' – 13' Ceilings in basement
- 12' Ceilings in garage
- White oak open riser stairs with 1 of a kind lighting feature embedded in stringers
- White oak 7" engineered hardwood floor with an onsite finish
- Zico stone & quartz countertops throughout
- Custom finishing and millwork throughout
- Panoramic views of downtown and the city skyline from various decks and areas of the house
- Ladder system in kitchen for access to upper cabinets
- LED Back lighting features and under cabinet lighting throughout
- Steam shower in master bathroom, steam shower option in loft bathroom
- Wet-bar in loft level and basement
- 50" fireplace in living room
- Custom built-in closets throughout with automatic lighting
- 42' vaulted stairwell
- Walnut cabinet and built-in features throughout house
- Electric in-floor heating system in master bathroom
- Epoxy floor coating in garage with custom finished epoxy baseboards
- Black polished concrete heated floor in basement
- 6' freestanding soaker tub in master bathroom

Exterior

- 2" EFIS Stucco system with waterproof face seal
- Zero Maintenance Longboard and stone tile details
- Trex decking system
- Over 400 square feet of exterior decks
- Heated rear driveway
- 10' garage doors with up to 12' ceiling in garage suitable for car-lift
- Exposed aggregate concrete finish
- Underground sprinklers
- Zero maintenance landscaping
- Custom Railings flat top glass railings
- Triple glazed zero maintenance windows supplied by LUX Windows with backer rod and caulking detail to ensure no air movement through the building envelope



- Custom built one of a kind Longboard clad front door with black glass
- R-40 spray foam insulation in all exterior ceilings
- 2" Rigid foam insulation system on all interior concrete walls
- Sump pump for weeping tile
- Custom Energy Efficient building envelope design and details by JRG Building Envelope Engineering.

Mechanical

- Two Stage Trane Furnace - S9V2 is rated at 96% gas efficiency (AFUE), Vortica™ II blower with 2 stage 6 Ton Trane AC system
- Boiler with in floor heating system throughout basement, garage & driveway
- 200 amp service
- High efficiency HRV system
- Cambridge Elevator system
- Automated Lutron Lighting System in all common areas of home
- Brizo & delta plumbing fixtures throughout.

Appliances

- Thermador 30" Fridge Column & Thermador 30" Freezer, ice maker
- Thermador 36" Gas Cooktop, xtra low, 5 burner
- Thermador 24" Built-in Coffee Maker w/trim kit
- Thermador Built In Microwave
- Thermador Emerald Dishwasher, Stainless
- Marvel 24" Wine Unit, Glass & SS Trim (Kitchen)
- Marvel 24" Beverage Centre, Glass & SS Trim (Loft)
- Marvel 24" Beverage Centre, Glass & SS Trim (Basement)
- Samsung 27" Front Load Steam Washer
- Samsung 27" Front Load Steam Dryer
- Custom built climate controlled wine cellar that can accommodate up over 345 wine bottles with CellarPro 1800XT cooling unit

Home Automation & Lighting

- Samsung QN65LS03RAF-Black 65" QLED Frame TV
- Norelco 4MP EXIR TURRET 1080P WHITE-White 4MP EXIR TURRET HD 1080P Camera WHITE & BLACK (front & rear of house)
- HQ Networking HQ Access Point-White



- Dual-band 2.4 / 5GHz wireless access point for mounting on a ceiling or wall with two Gigabit Ethernet ports (one with PoE output) and 802.11ac support. Custom Firmware and POE Supply Included X2
- Lutron Radio Raw lighting system that can be controlled remotely and custom programmed w/Lutron RR-SEL-REP2-BL-Black RA2 SELECT MAIN REPEATER
- Home networking system including network access points that is ready for customization making home smart ready and very capable
- Harmony Home Hub-Black Logitech Harmony Home Hub for Smartphone Control of 8 Home Entertainment and Automation Devices
- Door Bell Camera & two exterior camera all smart ready and accessible by app
- Samsung 65" "Frame" TV installed and included
- LED light fixture, bulbs and backlighting features throughout home
- Smart Ready AprilAire thermostats
- Fully automated capable sonos system with Ceiling speakers (Purpose AV Purpose AV 6" Speaker-Black Purpose AV 6" Speaker) and portable speakers throughout home
- Fully automated Alexa option available with home
- Full home theater system w/projector 110" screen & 7.1 surround sounds system (specs to be confirmed)
- Smart doorbell camera

Warranty

Aldebaran Homes is a 25 year + member with The Alberta New Home Program

Pre-Possession

- Orientation inspection to be performed with homeowner two weeks prior to possession. To included addressing paint concerns and all workmanship concerns in the home.
- Paint inspection & review of OI workmanship items to be performed day of possession, complimentary paint touch up after homeowner move in included in service.

1 Year Labour & Materials

- Mandatory warranty includes one year's coverage for defects in materials and labour. This addresses issues with the way your home was built or the materials it was built with. It includes such items as flooring, trim and fixtures.
- For a single-family home, a multi-family unit or multi-family common property, this coverage applies for one year starting on the warranty commencement date.

2 Year Distribution Systems

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- A new home warranty must cover defects in labour and materials related to heating, electrical and plumbing systems for two years from the warranty commencement date. This applies to single-family homes, multi-family units and warrantable multi-family common property.

5 Year Building Envelope

- Homebuilders in Alberta must provide five years' coverage for defects in the building envelope, which the New Home Buyer Protection Act defines as the system of components that separate the controlled interior air from the exterior (for example, the wall framing and cladding, roof and window installation).
- This coverage spans five years from the warranty commencement date for a single-family home or for multi-family common property.
- Warranty providers must offer an optional two-year extension on building envelope coverage for a total of seven years' coverage.

10 Year Structural Integrity

- Mandatory warranty covers the key structural components (for example, the frame and foundation) of single-family homes and multi-family dwellings for 10 years from the warranty commencement date. Coverage applies to defects in material and labour that result in the failure of a load-bearing part of the new home or cause structural damage that materially and adversely affects the owners' ability to use and safely occupy the home.