

BEDROOMS: 3  
BATHROOMS: 2 + 1/2  
DEVELOPED SPACE: 2541 S.F.

## OUTSTANDING DESIGN FEATURES AND PREMIUM FINISHINGS

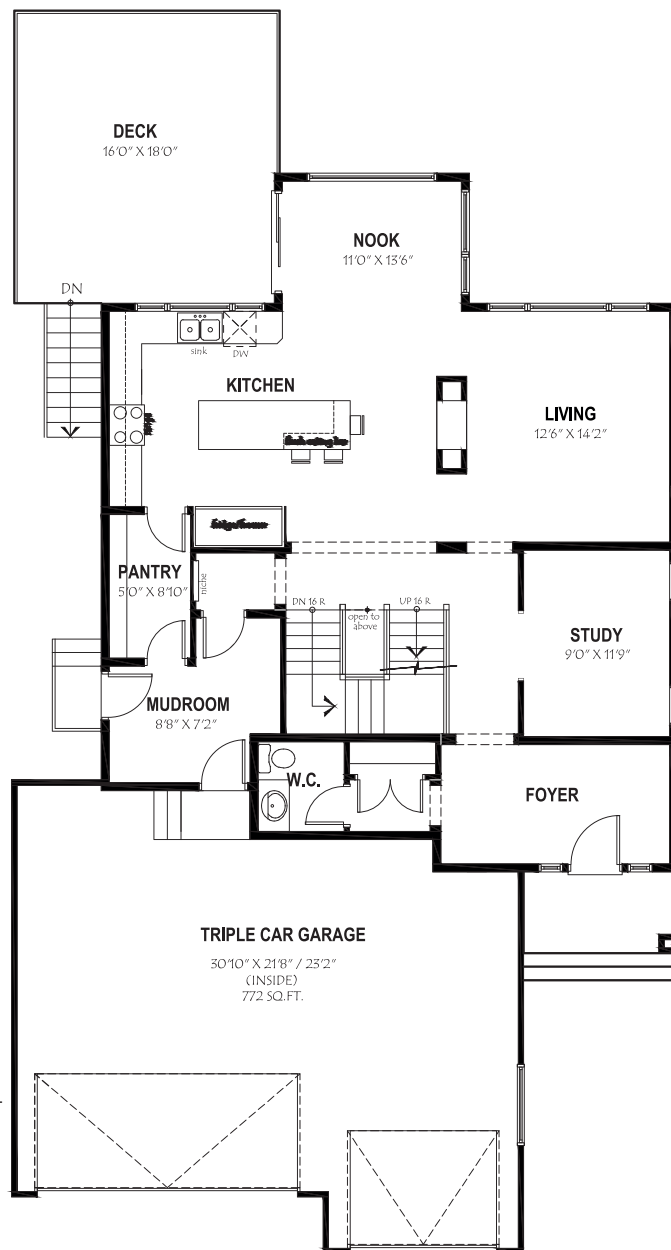
- Curb appeal included, exteriors finished in stucco or James Hardie cement board.
- Spacious front entry with feature staircase with continuous railing open to above and below.
- 9'0 main and basement ceiling heights create a sense of space and grandeur.
- 8'0" door height on main.
- Let the light in with large windows along rear of the home.
- Large rear deck provides enough space to BBQ dinner and sit down to eat (don't worry, we've included a BBQ gas outlet as a standard too!).
- An entertainer's kitchen, with ample counter space and undermount sink, in your choice quartz or granite.
- 5-piece stainless steel appliance package.
- Huge walk-through pantry leading into dedicated mudroom area.
- Quiet, secluded front office.
- Amazing owner's retreat featuring His and Hers vanities, luxurious shower with 8" shower head, and massive walk-in-closet with built in details.
- Central loft area, ideal for family movie nights!
- Separate kids area, featuring two large bedrooms each with their own walk-in-closets.

## THE AMELIA

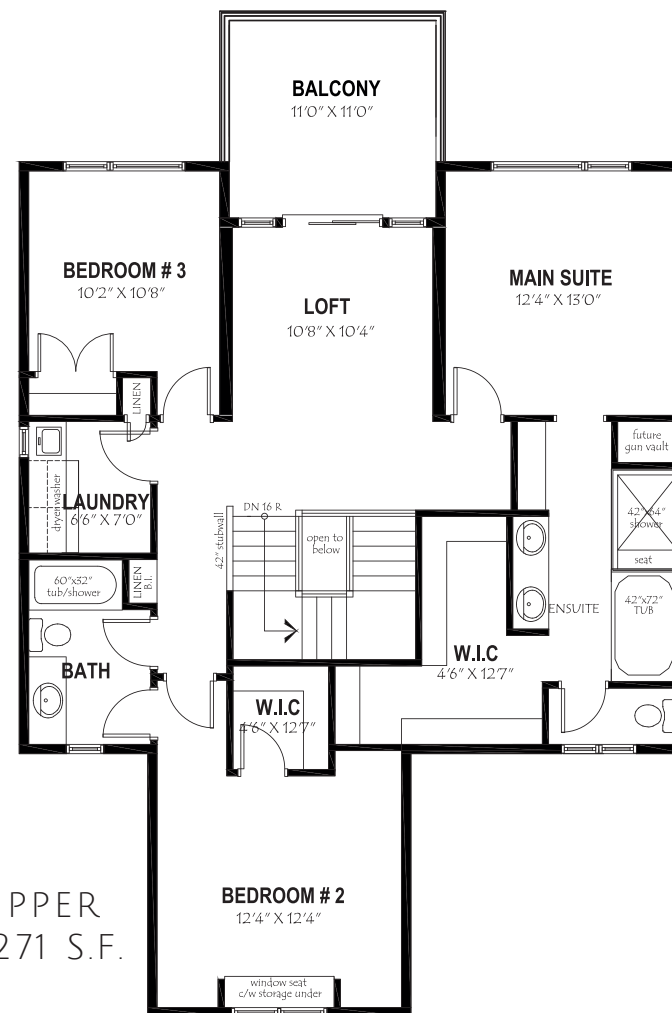
# THE AMELIA

2541 S.F. | 3 BEDROOMS | 2 + 1/2 BATHROOMS

MAIN  
1270 S.F.



UPPER  
1271 S.F.



MONTERA PHASE 2.  
WELCOMEHOME@ACDH.CA  
PHONE: 403.450.0078  
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# THE AMELIA

2541 S.F. | 3 BEDROOMS | 2 + 1/2 BATHROOMS

OPTIONAL BASEMENT  
927 S.F.



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WELCOMEHOM@ACDH.CA  
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