

QUICK  
POSSESSION

# THE PHILLIP

2,339 SQ FT | 3 BED + FLEX | 2.5 BATH

20711 - 24 AVENUE NW



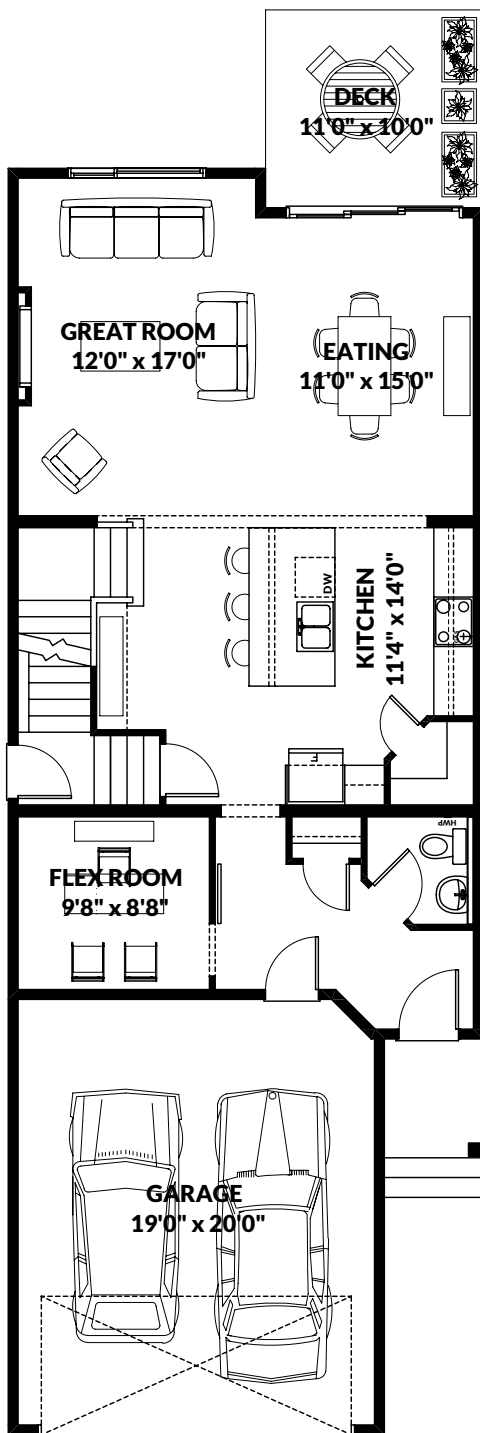
## THIS FRONT DRIVE HOME FEATURES

- Chef's kitchen with pot & pan drawers, siligranite sink, chimney hood fan, and built in microwave in kitchen island.
- Electric fireplace in great room with box mantle & bumped out to ceiling with shiplap detail.
- Railing with iron spindles.
- Upgraded lighting with LED slim discs and kitchen pendant lighting.
- Matte Black hardware package.
- Double vanities in the main bathroom.
- Suite possible for future 1 bedroom legal basement suite.

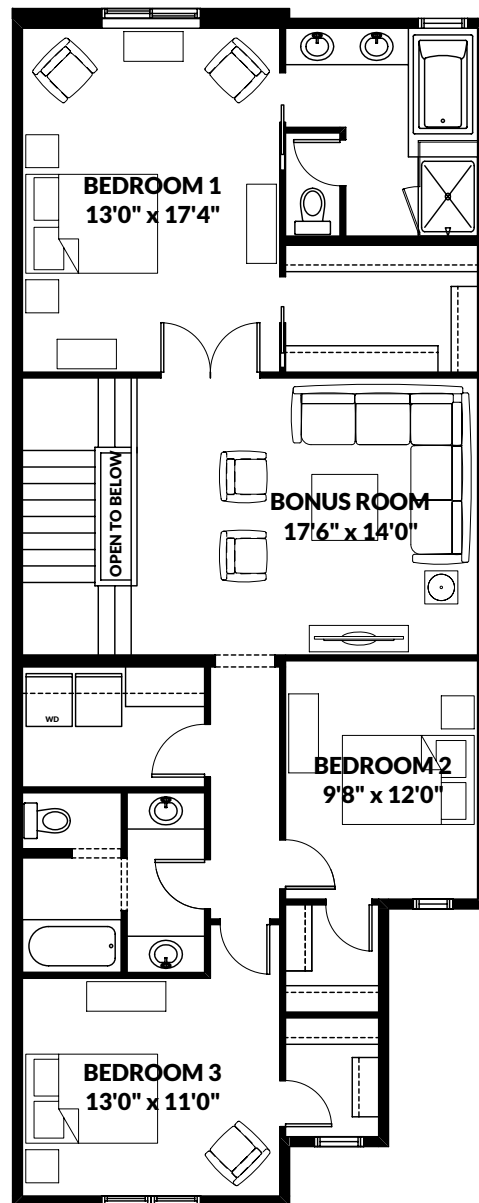
BETTER VALUE BY DESIGN  
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## FLOOR PLAN



**MAIN**  
999 SQ FT



**UPPER**  
1,340 SQ FT

For more information or to book an appointment please contact us at **587.525.5200**

Prices are subject to change without notice. Actual floor plan, elevation, and square footage may not be exactly as shown. Square footage is measured to Alberta Building Code (ABC) regulations. Builder reserves the right to make changes without notice. E&OE.

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