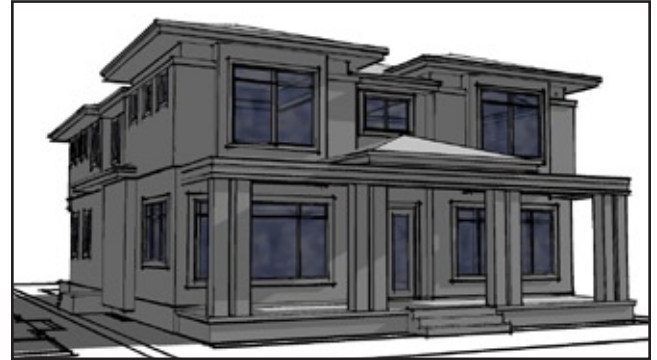


## 801 Riverdale Ave SW, Calgary, AB

Two-Storey, five bedroom executive home with nearly 6000 sq. ft. combined space on main, upper floors plus basement. The Master bedroom accesses a spacious double walk-in closet and luxury ensuite with stand-alone 6' soaker tub and separate glass-enclosed stone tiled steam shower. There is room for a sitting area in front of the cozy natural gas fireplace.



A Second upper floor bedroom contains its own 4-piece ensuite with 6 foot bathtub. A third bathroom with 6' tub serves as a main bath between the other two spacious bedrooms with generous organized closet spaces. Most upper floor ceilings are vaulted.

Entering the main floor from a covered veranda porch into a stone-tiled foyer, this leads you to a massive great room to the right or Den to the left with coffered ceilings and hardwood floors. Central in the home is an open-stringer natural hardwood stairway up to the second floor and down to the basement. Across from the stairs is the powder room. At the rear of the house is a huge kitchen with a central island cooking station with eating bar featuring exotic wood cabinetry, granite countertops, pantry cabinets with pull-out shelving, pots and pans drawers, wall oven/microwave tower, under-mount sinks including preparation area and bar.

The kitchen leads to a formal dining room with coffered ceilings, and hardwood floors. Off the kitchen is the laundry and mudroom leading to another washroom with glass enclosed shower. Built-in lockers and bench seating line the mudroom. All floors in the kitchen, powder room, mud/laundry room and mudroom washroom are heated tile. The kitchen and mudroom exit onto a sundeck extending the full width of the house.

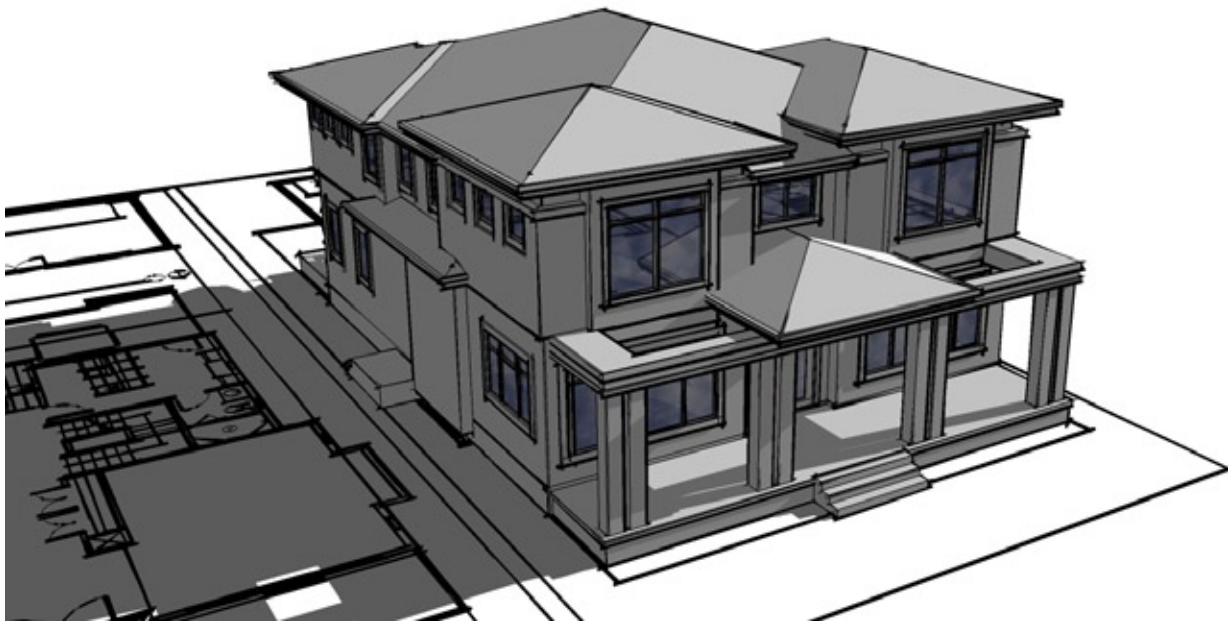
The fully-finished basement contains a guest bedroom, 4-piece bathroom, and a theatre room opening into a games room with bar. There is also an exercise area, storage room, and mechanical room. All the basement living areas are warmed by in-floor hot water heat.

Abundant parking is furnished by the 3-car detached garage with 16' x 8' and 9' x 8' overhead insulated garage doors with openers.



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## Foundation and Framing:

- 9 foot high x 8 inch thick heavily steel-reinforced foundation walls on 24" wide x 8 inch thick reinforced footings.
- 4-inch perforated PVC weeping tile with drain rock at footing base, dimple membrane wrapped foundation, pressure treated framing ladder.
- Engineered I-joist floor systems with 3/4" fir plywood sub-floors glue, nailed and screwed to the joists.
- 2" x 6" @ 16" o.c. exterior wall framing c/w R-23 insulation, 7/16" O.S.B. sheathing and laminated wood lintels above exterior openings.
- Interior walls to be 2" x 4" spruce lumber @ 16" o.c. except for plumbing and heating walls that shall be 2" x 6" @ 16" o.c.
- Roof framing shall consist of fully engineered trusses sheeted with 7/16" O.S.B.
- Framed, insulated, and sealed (R-2000 spec) and Built-Green platinum standards.

## Exterior & Landscaping Features:

- Partial covered front entrance and extended veranda
- Stone veneer accent on front and side of home
- Acrylic stucco exterior
- Enerstar rated Low E / Argon casement style windows – Fibreglass insulated doors
- 30 year warranted Architectural Cambridge roof shingles installed with colour matched drip edge flashing and valley metal
- Veranda and deck surfaced with coloured, stamped concrete.
- Concrete walks and patio
- Large rear Sundeck
- Garage – 3 car, drywall, heated, insulated steel garage door
- Garage – changes to add lift not included as per plan
- Exterior – metal, wood, acrylic stucco, stone as per plan
- Sidewalk at side of home
- Front side walk
- 3' wide stamped color-concrete – same on front and back decks
- Roof – asphalt shingles
- Hot tub not included but can be arranged
- Landscaping includes sod only – sidewalks
- Landscaping will be determined and quoted extra
- Front railing system – metal, powder coated, none on back deck
- Fireplace not included on back deck
- 3 exterior gas lines



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## Interior Features

- Main and Upper floors – hardwood or heated tile flooring as per plan
- Upgraded finishing package, plinths, wide casing and base, hardwood and metal/wood stair spindles, and cornice in selected rooms
- Fireplaces with mantles in the great room and master bedroom
- Built-in closets
- Coffered ceilings in great room, den, and dining room
- Vaulted ceiling in upper floor bedrooms
- Large central skylight above open stairwell
- Floors and Stairs – white oak hardwood
- Basement floor – cork and concrete
- Bar – granite counter surfaces, wenge
- Sliding door wall system between dining room and den – cherry with etched glass
- Doors off den to dining room – etched glass
- Blinds and/or drapes not included
- Hardware to be extra on doors and cabinets
- Painting – 3 colors
- 6" base & 3" trim

## Kitchen

- Cherry wood cabinets
- Pantries with pull-out shelving
- Pots / pans drawers
- Island with gas range and eating bar
- Preparation area with stainless steel under-mount sink
- Butlers' bar with stainless steel under-mount sink
- Granite countertops
- Pot lights and pendant lighting
- Valence lighting
- Sub zero, Wolf Appliance spec. as per Information
- Broan S.S. or built-in range hood with 900 CFM remote blower Wolf, Sub-Zero
- Washer, dryer – LG steam
- 48" fridge
- 36" stove with BBQ
- Bosch dishwashers
- Kitchen and vanities – cherry finish



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## Plumbing and Bathroom Features:

- Hot water recirculation system for instant hot water
- Water softening system R.I.
- Ensuite features free standing soaker tub and glass enclosed steam shower with body sprays and overhead rain-fall shower head
- All bathrooms include 6' acrylic soaker tubs, Toto under-mount sinks with granite countertops, Toto 1.6 litre / flush water conserving or dual flush toilets, and Grohe faucets and tub fillers
- Full height tile tub surround areas and heated tile floors
- Toilets – Grohe, Toto
- Ultra bain tubs – onsite now
- Master - steam, body sprays, rain shower
- Floor – limestone tile
- Showers, Bathroom Walls, Splashes – glass tiles extra
- Granite bathroom with 4" splashes

## Heat, Ventilation, and Air Conditioning:

- 2 – 95% high-efficiency gas furnaces (Goodman) with variable speed fan zoned separately for main and upper floors
- 2 steam humidifiers with interior and outside heat and humidity sensors
- 2 electronic air cleaners
- Zoned basement in-floor hot water heat
- Ultra-efficient gas water boiler with indirect 75 gal. hot water tank for domestic hot water and heat HRV air exchanger
- One high-efficiency Air conditioner (one R.I. secondary)
- Programmable digital thermostats for heat and humidity
- 4" x 10" heat vents, hardwood for hardwood floors
- Attic ventilator fan
- Basement slab boiler
- Tile floor bathrooms – low voltage electrical heat (not in basement)
- 4 – Vac pans: Laundry, Kitchen, Powder Room, Ensuite
- R.O. – Water Purification: Fridge (1), Kitchen (1), Master (1), Main Bar (1), Basement Bar (1)



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## Electrical and Lighting:

- 1 – 200 amps 80 breaker service
- 40 amps in Garage
- 100 pot lights
- Dimmer switches for designated central room lights
- Motion sensor lights for closets and designated exterior lights
- Telephone and cable jacks throughout
- Intruder alarm system for home and garage
- Sound system with ceiling speakers and video / theatre system rough-in for theatre room
- Decora outlets and switches throughout  
Theatre room / project / wenge wood
- Security system – 2 camera, motion, glass breakers, door and window contacts (VCR optional) – RI  
TVs not included in price
- Rough-in included
- Speakers and key pads
- Lighting – cost plus 15%
- Electrical spec (plumbing and heating) as per quote – purchase order have been provided prior to January 31, 2009

## Other:

- Framing changes, plumbing, heating, and design – extra bill per all cost and staff time (rate/hr/employee) plus 15%
- Possession with 45 days notice – letter from builder
- Costs plus 15% contract
- Any extras or additions will be at cost – staff time (rate/hr/employee) + 15%
- Any designer/consult bills for the design/arch D.P. accordingly
- Purchase Orders already given – extras will be cost plus staff time (rate/hr/employee) + 15%
- \$4,000,000.00 plus changes and extras



R2000 PLATINUM BUILDER

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