

## LUXURY FEATURES & FINISHES

Evolve is the next level of redefined condo living at Larch Park. Nestled within the sought-after community of Magrath Heights in Southwest Edmonton, Evolve promises to not just meet but surpass your every expectation.

### Welcome Home

- The modern exterior features elevated architectural elements by incorporating fiber-cement siding and panels, natural wood grain accents, stylish brick details and enhanced glazing
- Two high-speed elevators service all floors
- Secure, heated underground parking
- Convenient visitor parking
- Located close to neighbourhood amenities and major roads
- Steps from Larch Sanctuary, a 59-acre protected nature reserve, offering access to Edmonton's river valley trail system
- Elevate your home with the choice of professionally designed interior finishing packages, carefully curated to offer distinct features and top-of-the-line materials and products

### Spacious Floorplans

- Bright, open concept homes feature overheight ceilings
- Living rooms include a sleek electric fireplace with a tile surround and floating shelves\*
- Luxury Vinyl Plank flooring throughout the kitchen, main bathroom and living areas is durable and modern
- Bedrooms feature carpet with an 8 lb underlay
- Black interior door hardware
- Built-in bars in select suites\*
- Full height glazing enclose the den in select suites\*
- Laundry centre includes a stacking or side-by-side washer/dryer combination with a quartz counter\*
- Modern window coverings adorn the oversize windows

## Redefined Condo Living

### Gourmet Kitchen

- Premier wood or MDF cabinets enhanced with complementing hardware
- Extended upper cabinets and under cabinet lighting
- Stunning quartz countertops and a full height tile backsplash
- Sleek Stainless Steel, energy efficient appliances:
  - French Door Refrigerator with a water dispenser
  - Slide-In Range or Gas Cooktop/Wall Oven
  - Dishwasher
  - Built-In Microwave
  - Hidden Hood Fan
- Convenient pantry and pots & pans drawers for extra cabinet space
- Island with counter height seating and an extended eating bar
- Pot lights and designer pendant lights illuminate the space
- Double under-mount granite sink with a high-arc faucet and pull-down spray

### Exclusive Bath & Spa

- Premier wood or MDF cabinets enhanced with complementing hardware
- Stunning quartz countertops
- Full width mirror
- Luxury Vinyl Plank flooring
- Enhanced storage with a functional bank of drawers are included in your vanity
- On trend lighting
- Main bathroom features an acrylic tub/shower combination with a tile surround
- Spa-inspired ensuite includes:
  - Dual vanity with a tile backsplash
  - Ceramic tile flooring
  - Shower with a full height tile wall and frameless glass door
  - Oversized drop-in tub with a quartz surround\*

## LUXURY FEATURES & FINISHES

## Redefined Condo Living

### Building Highlights

- Feel secure with video camera entrance system and video security
- Pressurized and air conditioned corridors and common areas
- Secure Storage Lockers
- Fire Retardant sprayed on all wood components and non-combustible exterior cladding adds protection to your investment
- Oversized sliding glass patio doors and expansive windows
- Individual fan coil heating and cooling in each home
- Centrally located chiller for A/C to all suites
- Enhanced acoustic treatment reduces noise transfer
- Solid Core Entry Door with a viewing portal
- Homeowners have access to one Guest Suite for overnight guests
- State-of-the-art Building Amenities, include:
  - Air-conditioned Fitness Centre
  - Furnished Lounge with soft seating, bars, television, and billiards
  - Fully equipped commercial grade Chef's Kitchen
  - Rooftop Patio
  - Craft Room
  - Meeting Room
  - Communal gas firepit with built in seating
  - Pet off-leash area

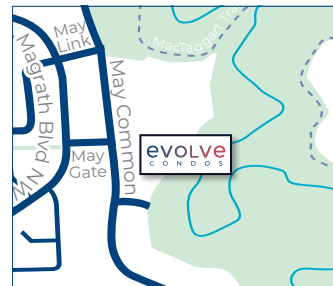
### Outdoor Living

- Natural Gas BBQ Outlet on private patios
- Access to shared pathway to a multi-use trail along Larch Sanctuary
- Oversize patios with a glass railing
- Outdoor amenity communal gas fire pit and dog park

### Sustainable Living

- Electric Vehicle (EV) parking stalls available in parkade
- Eco-landscaping using Xeriscape practices conserve water and reduce maintenance while preserving a natural native landscaping
- Minimal hard surfaces throughout the development allow groundwater to flow naturally
- Extended roof overhangs protects the exterior of your home from water entry and damage
- Dual Pane Low-E, Argon filled windows
- Energy efficient LED Bulbs in all common areas and homes
- Energy efficient appliances
- Superior construction practices combined with 50 years experience reduce waste

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### Home Warranty

*Carrington Communities is pleased to offer a 2-5-10 year warranty and is serviced by Master Craftsman Warranty. See Sales Associate for details*

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\*May not apply to all units. The developer reserves the right to make changes and modifications to the floor plans, project design, material specification and features without notice. Ceiling height, suite sizes and dimensions are approximate and may vary from actual. E & OE.