



Blue Heron Garden Village - Homes For How You Want To Live!

Address: 5022 - 46 Street, Barrhead; Lots 4 and 6, Block M, Plan 1933HW.

The new Blue Heron Garden Village features 24 semi-detached bungalows for sale; offering modern designs with many options, complete with full wheelchair accessibility! Built on a spacious 2.00 - acre site, with community courtyard gardens and clubhouse.

Choose from several options.



Wake up with nothing to do or everything to do!

5022-46 Street



Basements fully roughed-in. Oversized garage. Rear deck. Fully landscaped.

Town of Barrhead - Support

"{The} Blue Heron Garden Village is a unique retirement community development, much needed in the community of Barrhead. Demand for quality retirement living in the community is already high with limited supply. With the continuously growing active seniors' population, demand will only increase. The market opportunity is equally met by the affordability within Barrhead for a project of this scope. The town, due to both location and cost of living continues to grow in population and market value. In speaking with the Town, this project confidently aligns with their pro-growth, pro-investment and progressive approach to new development."

- Town of Barrhead

So Many Benefits!

- Worry free maintenance for lawn care and snow removal
- Enjoy a stroll or picnic in the courtyard gardens
- Exclusive access to the clubhouse; where you can enjoy programming or coffee with friends, and more!

REALTOR
RE/Max Results Barrhead
Shannon Carlson: 780-674-7150
Pia Greig: 780-305-9582
Office: 780-674-3311



**60 YEARS
EXPERIENCE**





Blue Heron Garden Village - Homes For How You Want To Live!
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For those who have emptied the nest and want to downsize, Blue Heron Garden Village is an ideal way to live.



Enjoy access to community courtyard gardens, clubhouse and more!



The Blue Heron live long lives in colonies throughout Central & North America & are recognized by their beautiful blue azure and grey feathers.

The Blue Heron symbolizes good fortune, self-determination, self-reliance, and wisdom; a beautiful reflection of our homeowners.



Starting at \$275,750 + GST

- Bare-land Condominium Ownership of Land & Home
- Each bungalow 1,100 sf. (approx.)
- Your choice of 1 BR & 2 BR designs
- Living, Dining and Kitchen Spacious & Open
- 9 ft. Ceiling Height, Large Windows
- LED Lighting, Energy Efficient
- Many Optional Upgrades Available

Images represent optional features.

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DESIGN. BUILD. LIVE**



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Blue Heron Garden Village - Where Life Begins!

Address: 5022 - 46 Street, Barrhead; Lots 4 and 6, Block M, Plan 1933HW.

BASE LEVEL UNITS \$275,750 + GST

Design Features for Semi-Detached Homes

Choose Either Master BR Only or With Den/Guest Room; 2 Bath	Open Kitchen, Dining & Living Areas
9' Ceiling Main Floor With Large Windows	LED Interior & Exterior Lighting
Basement Electrical and Plumbing Roughed-in With Interior Foundation Walls Framed & Insulated	Landscaped, Front Sidewalk, Exterior Decorative Siding
Oversized Single Garage	Rear Deck with Walk-Out Access
Low Condo Maintenance Fees	Progressive New Home Warranty

EXTERIOR - STANDARD SEMI-DETACHED HOMES



GRANGE

**Subject to change*

EXTERIOR - OPTIONAL UPGRADES



MEADOW

**Subject to change*

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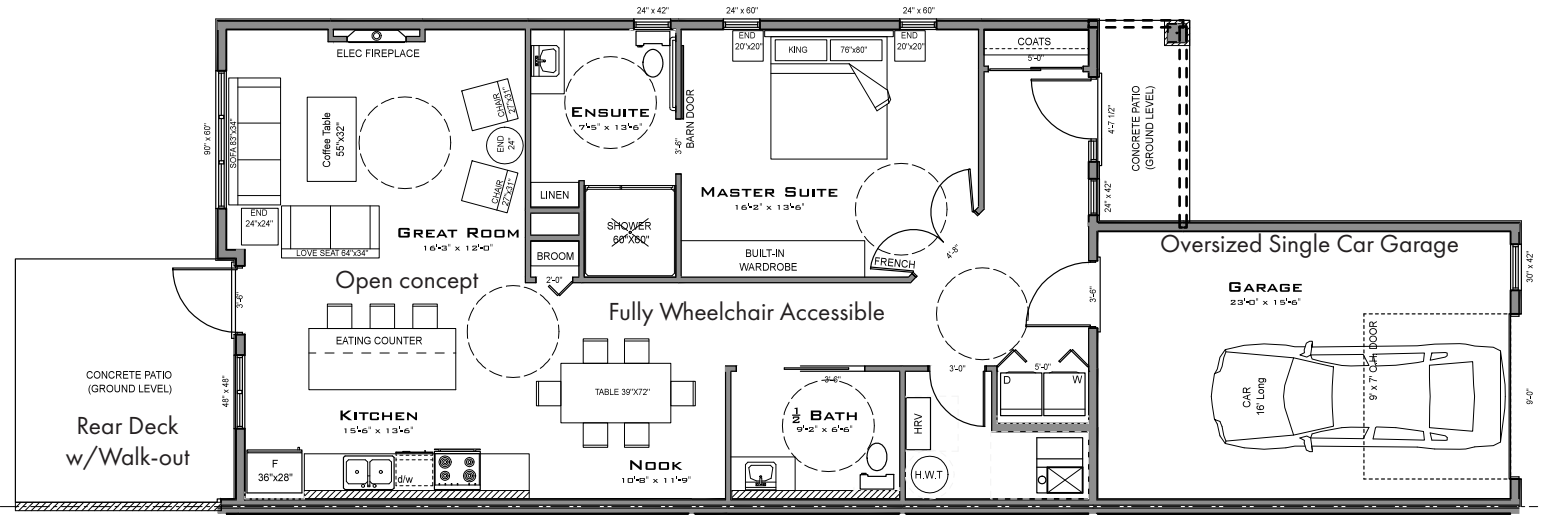


**60 YEARS
 EXPERIENCE**



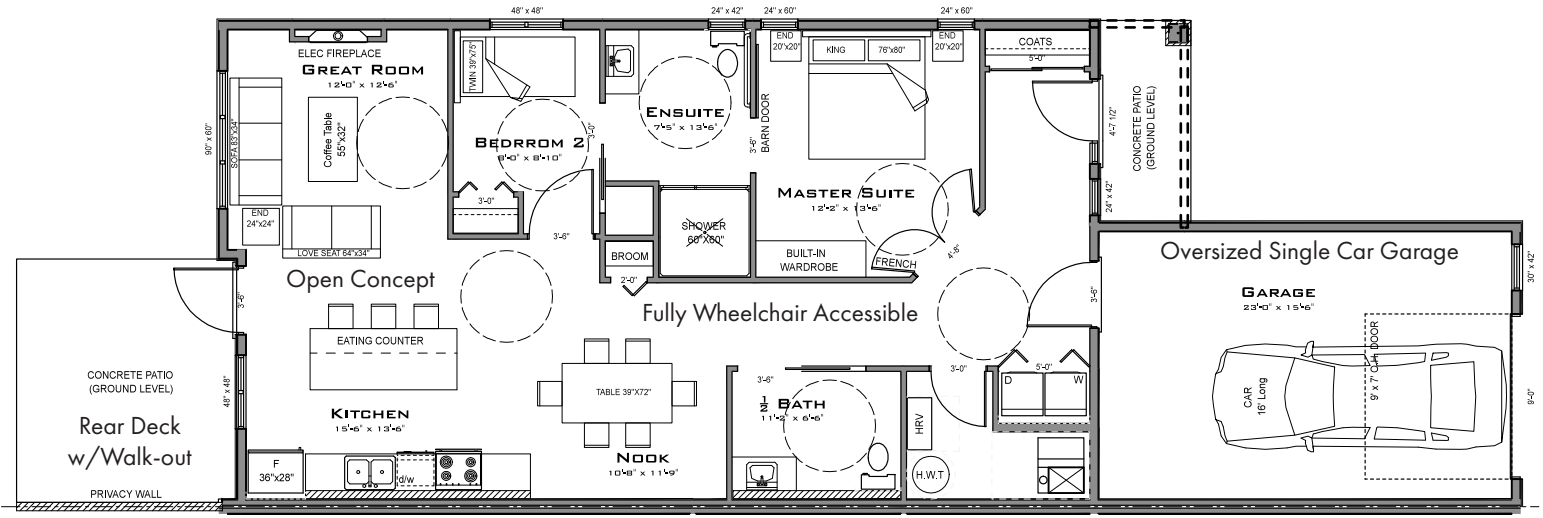
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MBR MAIN FLOORPLAN

*Subject to change



MBR WITH GUEST ROOM/DEN MAIN FLOORPLAN

*Subject to change

Fully Wheelchair Accessible Featuring:

- All Major Turn Points Allow for Wheelchair Radius
- Larger Door Openings
- Shower Fully Wheelchair Accessible; Support Bars
- Toilets at Required Height; Support Bars
- Anti-Slip Bathroom Flooring
- Kitchen Counter-Tops at Required Height; Added Support
- Visual and Audible Alarm Systems
- Doorsteps Fully Wheelchair Accessible
- Temperature Controlled Shower Faucets
- Bathroom Sinks at Required Height; Added Support
- Safe Electrical Receptacle Plug-ins
- All Faucets Ergonomic and Easy-to-use

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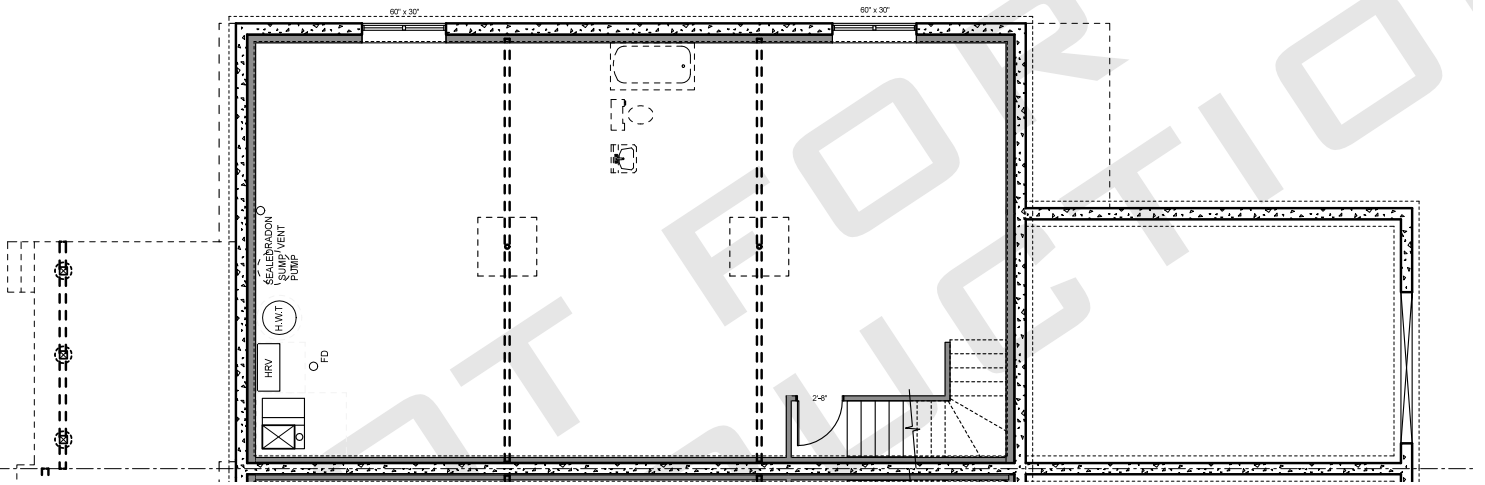
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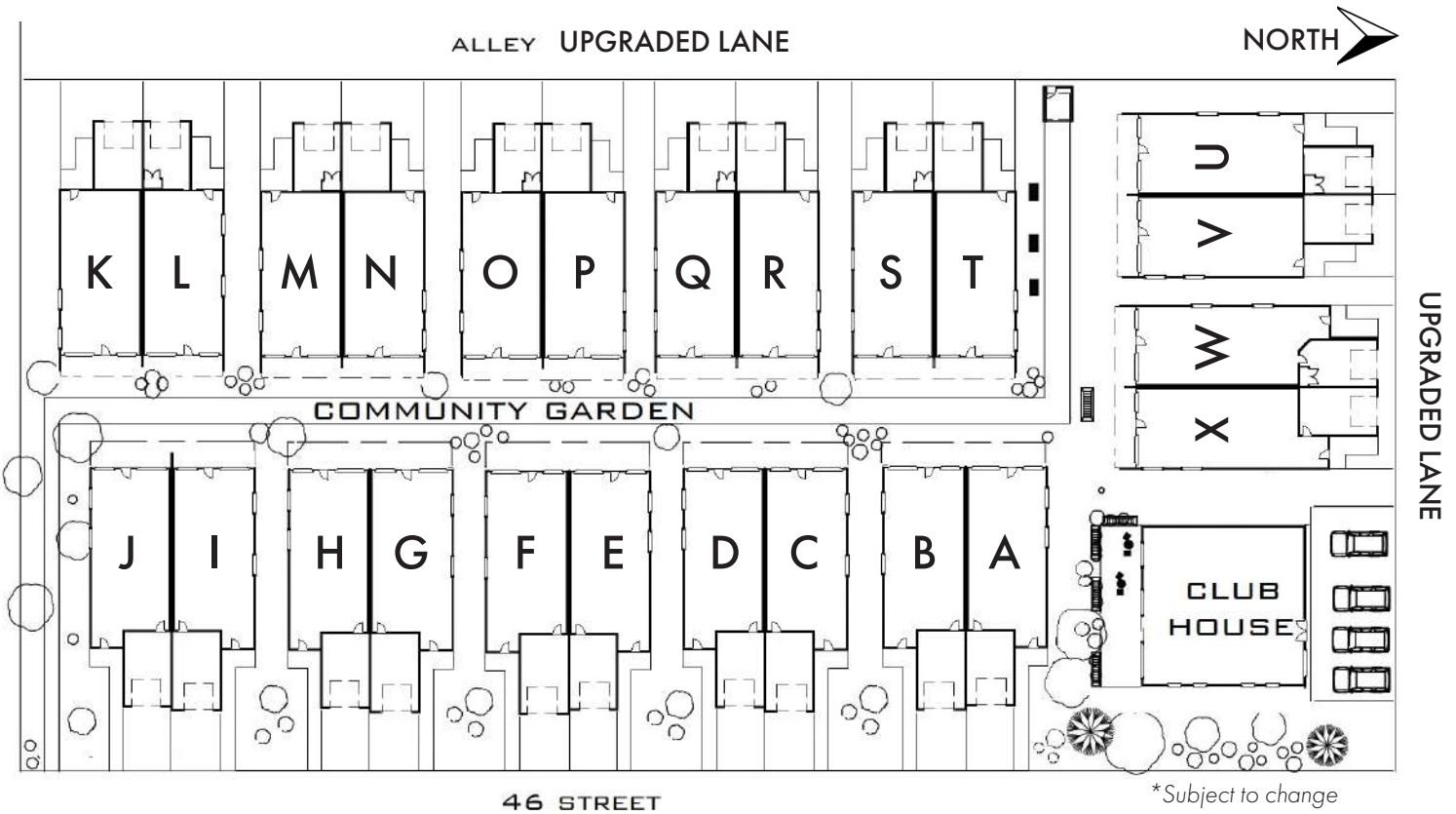
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**BASEMENT FLOORPLAN
FULLY ROUGHED-IN**



**Subject to change*

SITE PLAN



**Subject to change*

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Bare-land Condominium Title Ownership, Maintenance & Home Warranty

- Bare-land condo ownership of both land & home
 - Refer to the bare-land ownership information
- Warranty provided by Progressive New Home Warranty program
 - Refer to the policy information
- Maintenance & amortization fees cover all common property, including utilities primary distribution, clubhouse, garden courtyard, common sidewalks
 - Maintenance Fees (based on 24 units): \$XX/month

Item	Standard Semi-Detached Home	Upgrades Available	Superior Quality Grade or Your Choice of Custom Grade
Flooring	Laminate Builders Grade	Mid-Grade LV or High-Grade LV Plank	<ul style="list-style-type: none"> • All additional upgrades individually priced • Ask about a budget allowance for you to purchase on your own with optional Urban Sky installation
Cabinets & Closets	Builders Grade; Closet wire shelves	Mid-Grade or High-Grade; Built-in Shelves	
Counter-tops	Laminate Builders Grade	Quartz or Granite	
Lighting	Standard LED	Mid-Grade or Designer LED	
HVAC & Plumbing	Mid Efficiency; Main Floor Ceiling Fans	High Efficiency; AC	
Windows	Builders Grade	Mid-Grade or High-Grade	
Doors & Hardware	Builders Grade	Mid-Grade or Designer	
Appliances	KitchenAid/Frigidaire	Whirlpool/LG/Samsung/Bosch	
Garage	1 Car, Oversized for Wheelchair Accessibility	Built-in Storage; Upgraded Garage Door	
Siding	Vinyl Siding	Metal Feature Panels or Accent Brick	
Landscaping	Seed Grass Front & Back, With Approved Trees/ Shrubs Front Only	Sod Front & Back With Additional Trees/ Shrubs; Additional Sidewalks	
Other		Window Coverings	

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