

# Flagstone II

**2,300 sq ft / Bungalow**

(Sq.Ft. Above Includes Optional Basement Dev.)

Elevation: **Prairie**

**Ironstone**  
HOME BUILDERS

Home Width: **36 ft**

## INCLUDED UPGRADES

- ✔ Siding with Exterior Stone
- ✔ Large Kitchen Island
- ✔ Oversized 22'0" (w) x 22'0" / 33'0" (d) Three Car Garage
- ✔ 9'0" Main Floor Wall Height
- ✔ 9'0" Basement Wall Height
- ✔ Railing From Main Floor to Basement
- ✔ 4 Piece Ensuite
- ✔ Large Nook with Oversized Windows
- ✔ Concrete Front Verandah
- ✔ 12'0" High Front Foyer Ceiling
- ✔ 3'0" High Basement Windows Ideal For Basement Development
- ✔ Double Doors to All Bedroom Closets
- ✔ Main Floor Fireplace
- ✔ Main Floor Den



**SALES INQUIRIES: St Albert**

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**SALES INQUIRIES: Edmonton**

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**FOR MORE INFORMATION:**

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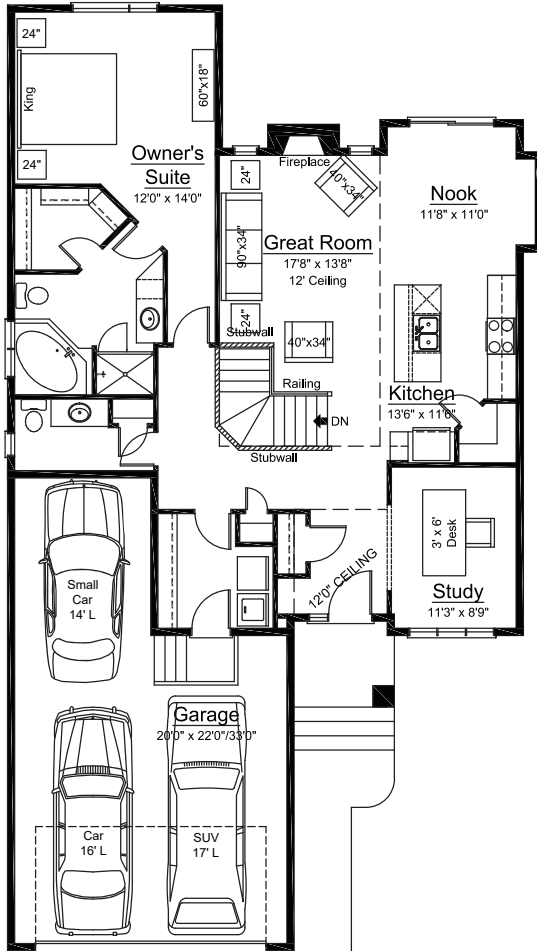
Option: 3 Car Garage Option / Raised Great Room Ceiling

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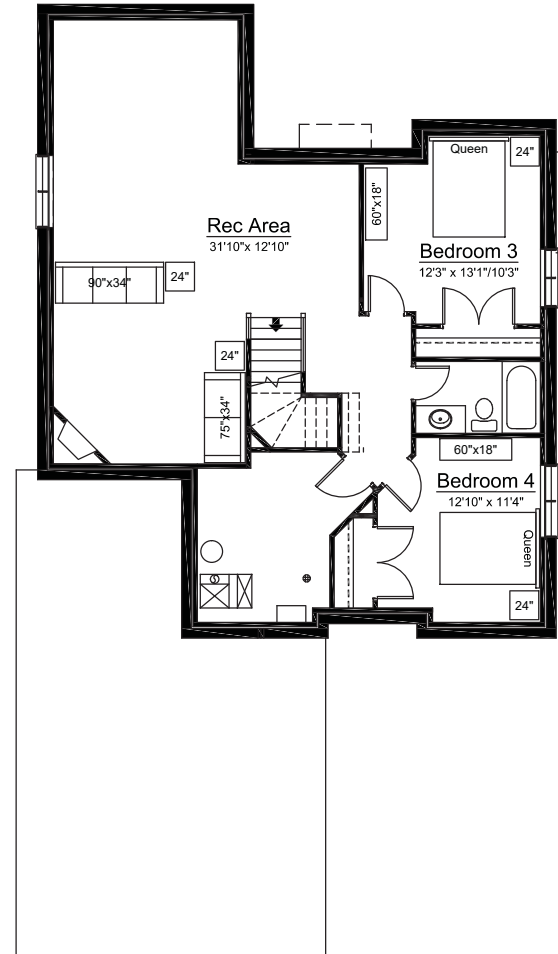
Home Width: 36 ft

MAIN FLOOR



1,295 sq ft

BASEMENT



1,005 sq ft

Total (Sq.Ft. Includes Option Basement Development)