



**THE TITAN**  
**152 ROCK LAKE VIEW NW**  
**2284 SQ. FT.**  
**LOWER LEVEL 791 SQ. FT.**  
**\$998,000.00 (includes GST)**  
**3 PLUS 1 BEDROOM**  
**2 CAR GARAGE**  
**MOVE IN NOW**

## FEATURES

Welcome to the Titan an open and welcoming home that boasts views of Catherine Lake as well as a panoramic mountain view.

The interior design details of this home creates an ambience of French sophistication, but with the comfort and familiarity of our Western Canadian culture. The Titan brings modern with a traditional twist together seamlessly.

The developed lower level includes a bedroom, bathroom and generous recreation room complete with a walk up wet bar.

- \* Painted ceilings on main floor
- \* Vaulted ceiling in Great Room
- \* Maple feature wall in Flex Room
- \* Rough-in for inslab heat for basement
- \* Infloor heat in ensuite
- \* Full height/full width mirrors
- \* Upgraded shower doors
- \* Kitchen features two tone cabinetry with a generous island, full height cabinetry, upgraded quartz countertops and beautiful herringbone patterned backsplash
- \* Walkthrough pantry provides great storage and easy access from Mudroom through to Kitchen
- \* Mudroom with custom built-in lockers
- \* Loft area on upper floor has a custom built-in homework station
- \* Upgraded hardwood and flooring throughout
- \* Integrated back box for zero clearance installation of TV's in selected rooms
- \* Wireless access points to ensure maximum WiFi speed and coverage
- \* Category 6 wall jacks for all networked connected devices
- \* Wired networked security camera locations including video doorbell
- \* Security system cabling for monitored security system
- \* Entertainment wiring for integrated whole house music system
- \* Home theatre cabling for complete Dolby Atmos 7.2 Channel Sound System
- \* Category 6 Cabling Network for Home Automation Devices

