



4 UNIQUE HOMES

DOWNTOWN OKOTOKS, ALBERTA





Maple Mews

Timeless Living

Introducing Maple Mews - an exclusive collection of 4 two-story homes designed to elevate your lifestyle. Located in the downtown area of Okotoks, these townhomes boast a perfect blend of urban convenience and tranquil living.

These homes are built to the highest standards of quality and comfort, ensuring that you find your dream home with us.

From young professionals to small families or "downsizers", or as an investment, these residences cater to a wide range of needs.

Each home has been meticulously thought out to maximize functionality and style, ensuring a comfortable and contemporary living experience.

Downtown

Downtown Okotoks is characterized by its wide, tree-lined streets, well-maintained parks, and thoughtfully planned green spaces, providing ample opportunities for outdoor activities and recreation that makes it a desirable and sought-after neighborhood, *only 15 minutes from Calgary*.



Unveiling these Highly-Anticipated Stunning New Homes

We are excited to announce 4 wonderful new homes in Okotoks!

These new homes located at 41 *Maple Street* and 138 *McRae Street* showcase **downtown living** that seamlessly harmonize with the surrounding urban environment. Comprised of 4 homes - each unit is fee simple! They all have a modern look to them with touches of Old Town Okotoks, Alberta.

The homes are 3 bedrooms, and 2 ½ baths at 1248 sq. ft. All the homes maximize sun and privacy and have attached oversized double garages, with room for bicycles and waste and recycle bins.

Sandstone Developments has been planning this special space and want to share the concept with you and we welcome your thoughts.

Contact Us at 1-403-630-6535

Eat





Relax



These Prairie Modern homes are beautifully laid out to create an inspired open floor plan ideal for entertaining while taking in the quiet community of Okotoks. Making use of abundant natural light, the living room will focus on layered natural materials, soft wood tones and bright neutral colors. The boundary between indoors and outdoors is gracefully blurred, offering a space both tranquil and captivating.

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Meditate



Step into beautiful bathrooms where function meets finesse. Natural light filters into the space through windows, playing off the clean crisp tiles. Here, everyday moments are elevated by thoughtful design, offering a sanctuary that effortlessly combines sophistication and practicality.

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On Site

Get ready for a really good time at Maple Mews! Pedal through paradise on the prairie pathways or take a leisurely walk and treat yourself to a cool iced latte as you explore the charming neighborhood. Fancy a feast? Try out buzzing outdoor festivals, where local restaurants serve up delicious delights. Commuting is a breeze here, with smooth roads that weave like a dance through the scenic surrounds. Saddle up for a scenic cycle by the Sheep River, gliding along paths that offer stunning prairie views. Or, zip around the neighborhood on paved paths, discovering hidden parks and enjoying the serene whispers of nature. It's all about fun on the move at Maple Mews!

The Homes

Home	Style	Square Feet	Price not including GST
1	3 Bedroom, 2.5 Baths + Double Garage	1248 + Basement	\$679,900
2	3 Bedroom, 2.5 Baths + Double Garage	1248 + Basement	\$699,900
3	3 Bedroom, 2.5 Baths + Double Garage	1248 + Basement	\$679,900
4	3 Bedroom, 2.5 Baths + Double Garage	1248 + Basement	\$699,900

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The DETAILS

The Project

- ✓ Peace of mind provided through our comprehensive warranty program:
 - 1 Year on Workmanship & Materials
 - 2 Year Warranty of Delivery & Distribution Systems
 - 5 Year Building Envelope Coverage
 - 10 Year Structural Warranty
- ✓ Comprehensive coverage including deposit payments are protected by the Travelers New Home Warranty Program
- ✓ Built-in smoke/heat detectors
- ✓ Individual utility metering for maximum energy savings with individual thermostat control

The Home

- ✓ Beautifully appointed interiors with a choice of 2 timeless interior color schemes
- ✓ Approximately 9 FT ceilings throughout main living level (excluding dropped areas required for mechanical, plumbing and/or electrical)
- ✓ Energy efficient aluminum framed windows and oversize doors/patio sliders (as per plan)
- ✓ Dazzling lighting with custom made energy efficient contemporary light fixtures throughout
- ✓ Smooth panel doors with levered anti-scuff and scratch door hardware throughout
- ✓ Modern sleek line profiled painted baseboards, door frames and casings
- ✓ Floor to ceiling kitchen cabinetry featuring premium finishes, accented by soft close door and drawer hardware and integrated storage, with deep drawer for pots and pan
- ✓ Polished quartz pencil edge countertops
- ✓ Stainless steel undermount sink with industrial high arc pull out single lever faucet
- ✓ Contemporary ceramic tile with full height kitchen backsplashes
- ✓ Metal door hardware
- ✓ Energy saving stainless steel appliances including dishwasher, microwave with integrated hood fan, electric stove and integrated fridge