
 5 Bedrooms

 4½ Bathrooms

 Triple Garage

THE SPRINGFIELD

3249 SQ.FT.

☐ Elements Specification

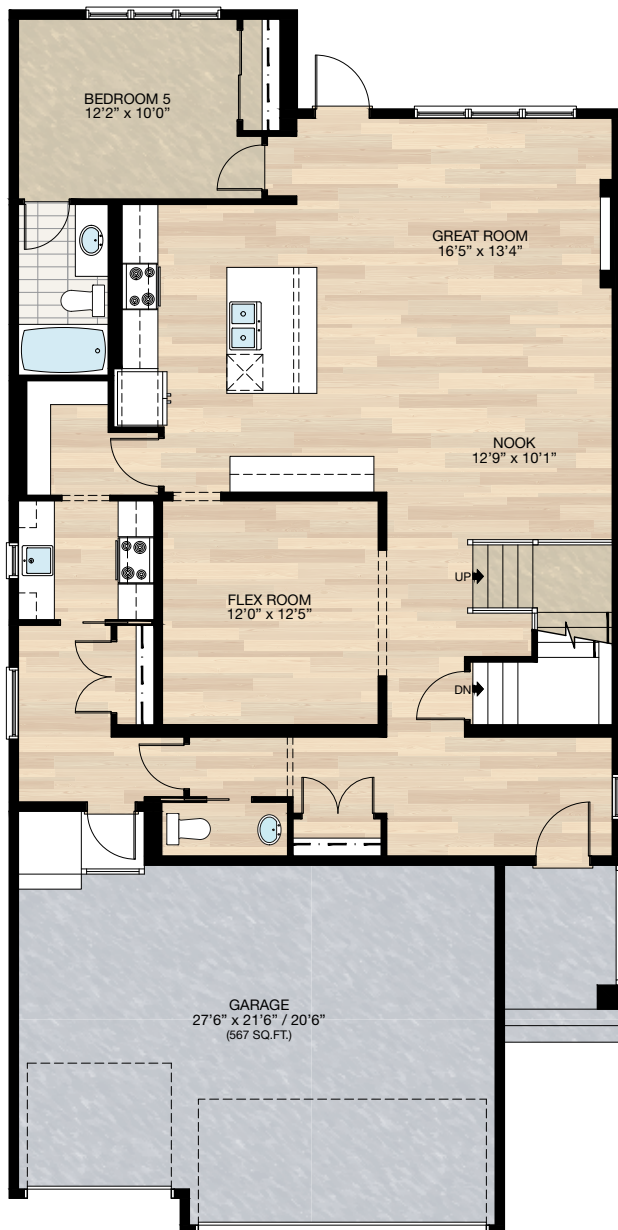
☐ Elite Specification



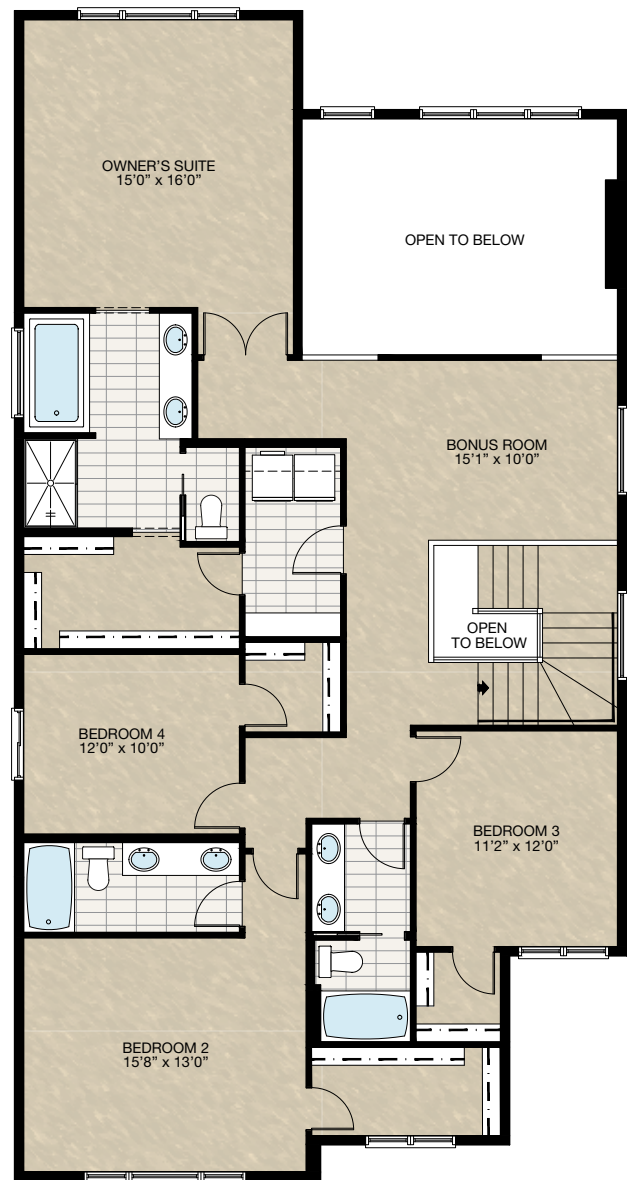
Trico Homes™
The Heart of Homebuilding®

STANDARD PLAN

THE
SPRINGFIELD
3249 SQ.FT.



MAIN
1494 SQ.FT.



UPPER
1755 SQ.FT.

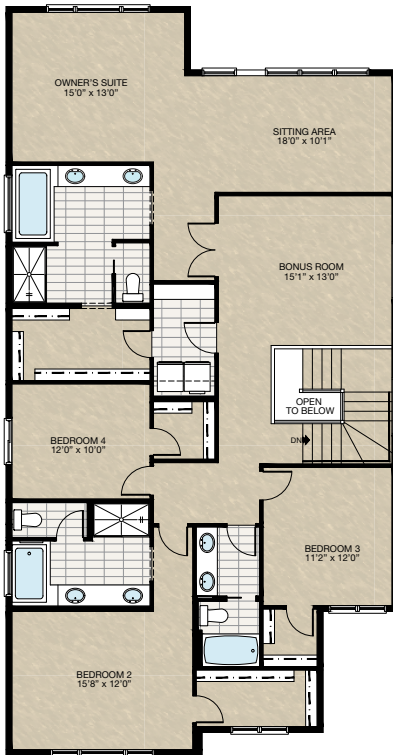


FEATURED SPRINGFIELD OPTIONS



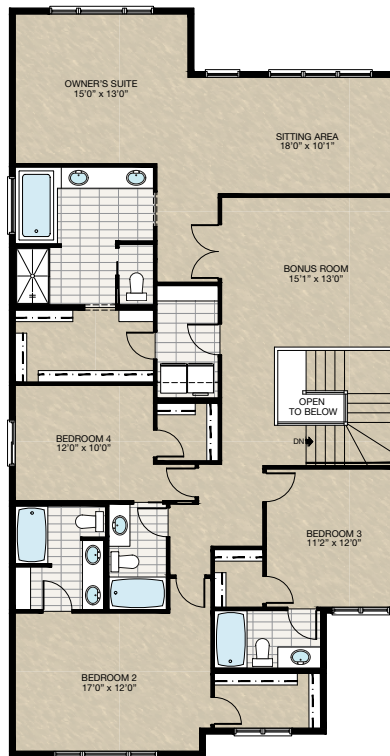
SELECT-9 OWNER SUITE WITH SITTING AREA & DUAL ENSUITE OPTION

- Add 231 Sq.Ft. to upper floor
- Sitting area at owner suite in lieu of open to below
- Increase bonus room by 3'0"
- Reduced owner suite by 3'0"
- Additional wire shelving to owner WIC
- Additional 1'0" vanity to owner ensuite
- Relocate ensuite entrance
- Added 60" x 40" frosted window to Bedroom 2 ensuite



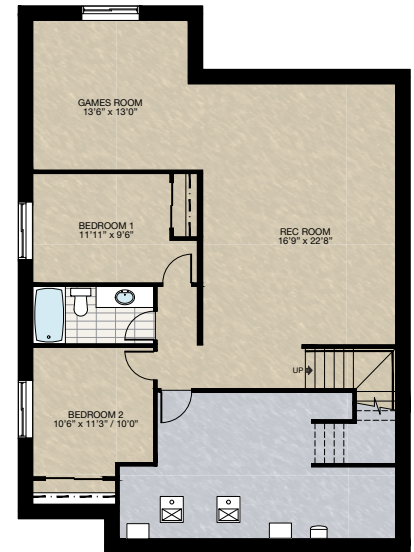
SELECT-10 OWNER SUITE WITH SITTING AREA & 4 UPPER FLOOR BATHROOM OPTION

- Add 231 Sq.Ft. to upper floor
- Sitting area at owner suite in lieu of open to below
- Increase bonus room by 3'0"
- Reduced owner suite by 3'0"
- Additional wire shelving to owner WIC
- Additional 1'0" vanity to owner ensuite
- Relocate ensuite entrance
- Added wire shelving to Bedroom 2 ensuite



SELECT-11 BASEMENT DEVELOPMENT OPTION

- 1048 Sq.Ft. developed area
- Includes finished basement stairwell
- Relocate 2'8" passage door from top of stairwell to mechanical room
- Upgrade basement windows from 24" high to 36"
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)



HARDWOOD

DECK

CARPET

CONCRETE

TILE

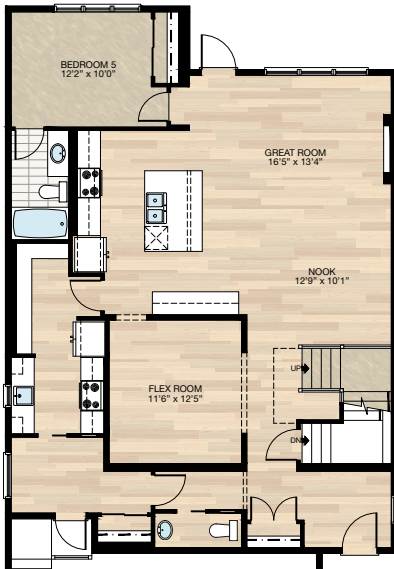
LVP

FEATURED OPTIONS



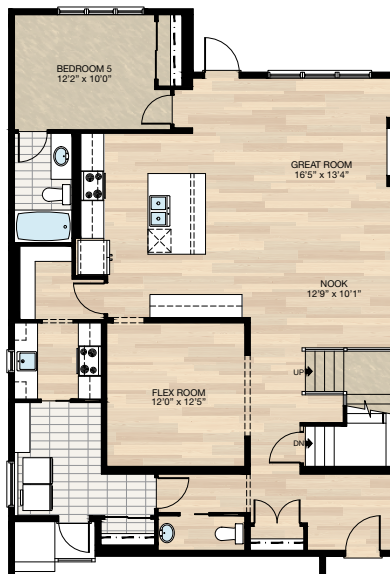
SELECT-1 ALTERNATE SPICE KITCHEN OPTION

- Relocate mudroom closet
- Reduced mudroom space
- Add fridge to spice kitchen
- Additional wire shelving to pantry
- Reduced flex room by 6"
- Reduced kitchen cabinets by 6" (next to flex room)



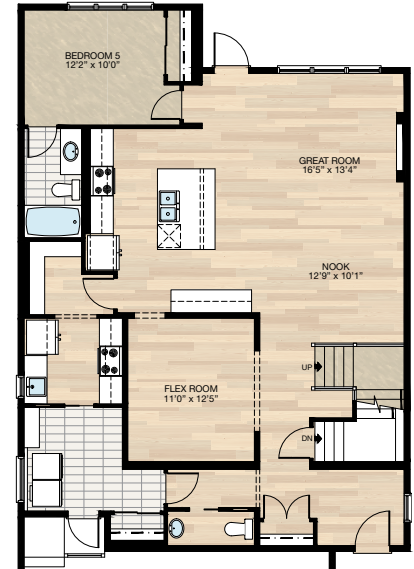
SELECT-2 MAIN FLOOR LAUNDRY OPTION

- Relocate mudroom closet
- Add wire shelving to laundry/mudroom
- Mudroom flooring changed from hardwood to tile



SELECT-3 MAIN FLOOR LAUNDRY WITH ALTERNATE SPICE KITCHEN

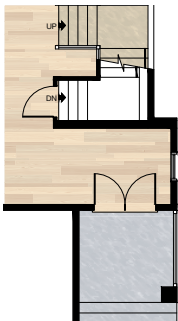
- Relocate mudroom closet
- Add wire shelving to laundry/mudroom
- Add fridge to spice kitchen
- Reduced flex room by 1'0"
- Mudroom flooring changed from hardwood to tile



SELECT-4 WIDER ENTRY & PORCH OPTION

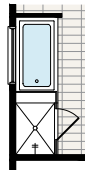
*Requires minimum lot width of 44' in Calgary & 46' minimum lot width in Chestermere

- Additional 16 Sq.Ft. to main floor
- Extend front entry & foundation below 2'0" x 8'0"
- Extend front precast concrete porch 2'0" in width
- Delete 3'0" front entry door & transom above
- Add 5'4" double front doors & transom above

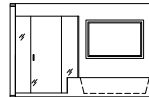


SELECT-5 ENSUITE SHOWER OPTION

- Delete standard 36" x 60" acrylic base shower
- Add 44" x 66" tiled shower w/10mm glass
- Extend tub tile ledge by 9.5" for shower bench



Shower & Tub
Plan View



Shower & Tub
Elevation View

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

FEATURED SPRINGFIELD OPTIONS

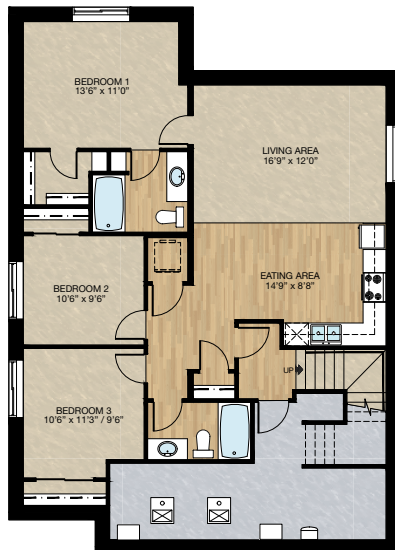


SELECT-12

SECONDARY SUITE OPTION 1

*must combined with side entrance global option for standard lot

- Walk-out lot side entrance not required
- 1106 Sq.Ft. Developed area
- Includes finished basement stairwell
- Upgrade basement window from 24" high to 36"
- Add 1 riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Includes washer & dryer rough-in only
- Add 60" x 36" hsl window to living area

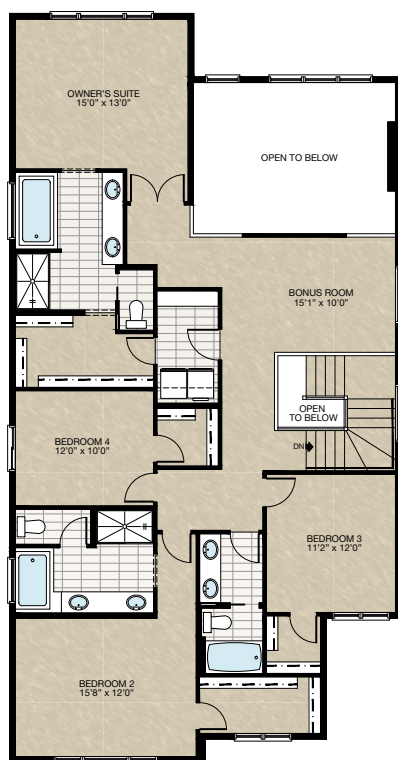


FEATURED OPTIONS

THE
SPRINGFIELD
3249 SQ.FT.

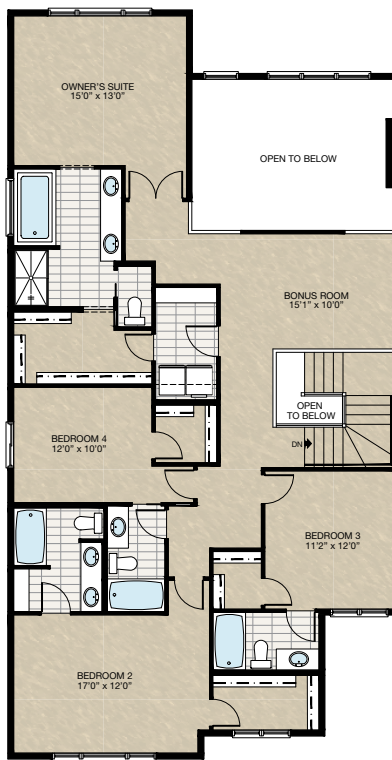
SELECT-6 DUAL OWNER SUITE OPTION

- Reduced owner's suite by 3'0" to accommodate bedroom #2 ensuite
- Additional 1'0" vanity to owner's ensuite
- Added 60" x 40" frosted window to bedroom #2 ensuite



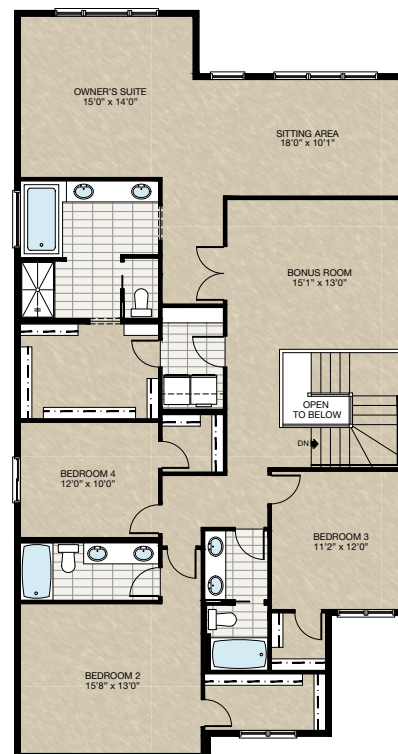
SELECT-7 UPPER FLOOR 4 BATH OPTION

- Reduced owner suite by 3'0" to accommodate 4th bathroom
- Added wire shelving to Bedroom 2 bathroom



SELECT-8 OWNER SUITE WITH SITTING AREA OPTION

- Add 231 Sq.Ft. to upper floor
- Sitting area at owner suite in lieu of open to below
- Increase bonus room by 3'0"
- Reduced owner suite by 2'0"
- Increase 2'0" to owner WIC with additional wire shelving
- Additional 1'0" vanity to owner ensuite
- Relocate ensuite entrance



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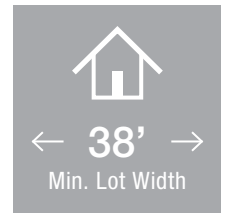



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Plan updated as of March 20, 2024.



tricohomes.com



 1 Bedroom

 1½ Bathrooms

 Double Garage

THE WYNWOOD 30

1356 SQ.FT.

☐ Elements Specification

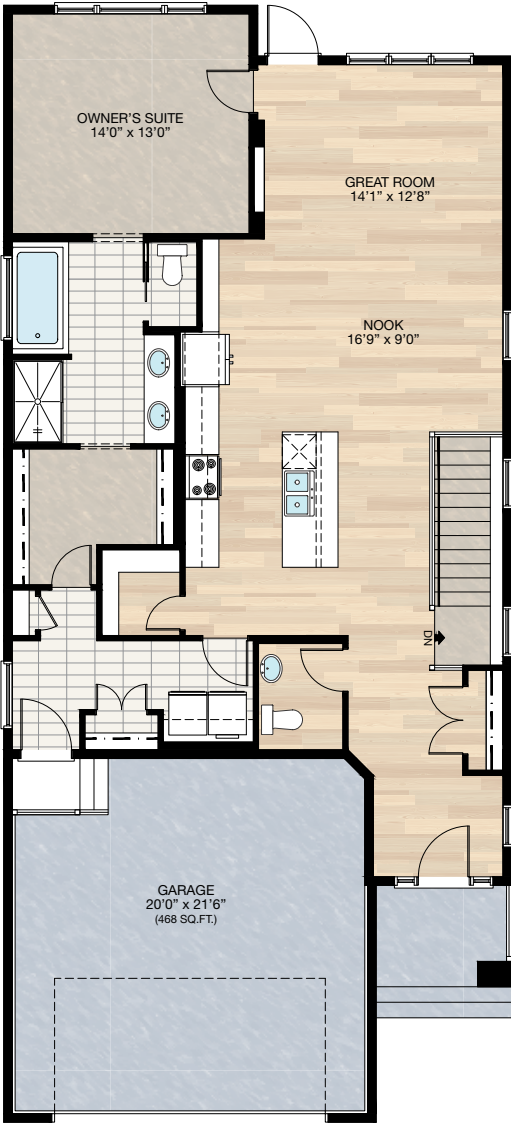
☐ Elite Specification



Trico Homes™
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STANDARD PLAN

THE
WYNWOOD
1356 SQ.FT.



MAIN
1356 SQ.FT.

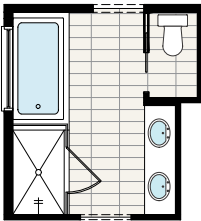


FEATURED OPTIONS



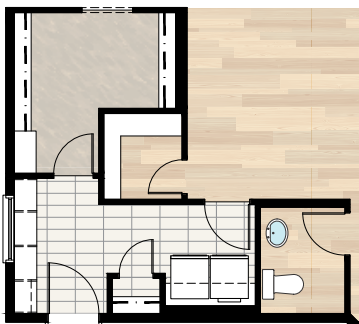
SELECT-1 ENSUITE OPTION

- *CANNOT be combined with **SELECT-3** or **4**
- Delete standard 36" x 60" acrylic base shower
- Add 40" x 60" tiled shower with 10mm glass
- Extend tub tiled ledge by 3.5" next to shower
- Relocate towel bar to opposite side of tub



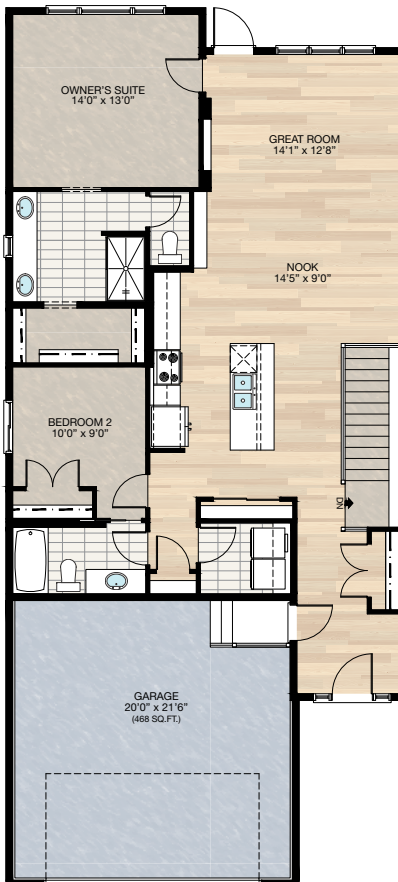
SELECT-2 MUDROOM LOCKER OPTION

- *CANNOT be combined with **SELECT-3** or **4**
- Delete linen closet at mudroom
- Add 8'0" MDF locker & coat hooks with MDF backing
- Replace 30" of closet shelving in owner's walk-in closet with four 30" wide & 16" deep wire shelving for linen
- Delete one light outlet in mudroom
- Center mudroom window between shelves & wall
- Garage entrance door moved 1'4" towards washer & dryer



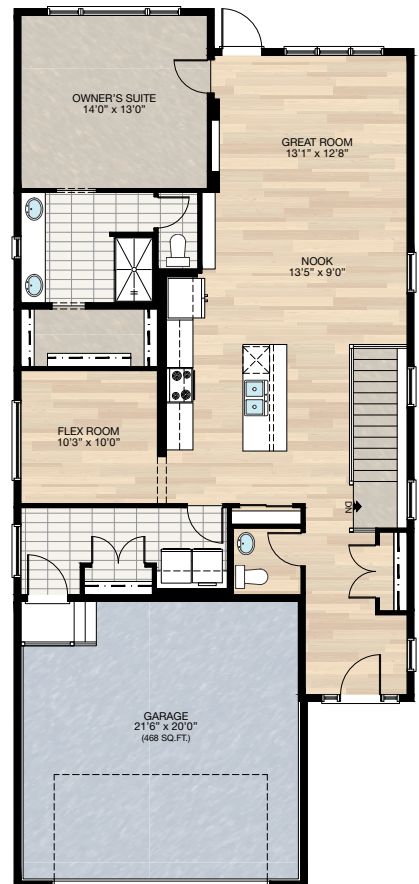
SELECT-3 2 BEDROOMS OPTION

- Delete 72" x 36" soaker tub at ensuite
- Delete 60" x 48" P frosted window at ensuite
- Add 20" x 48" P frosted window at ensuite between two sinks
- Vanity mirror to be two 24" x 42" centered over each sink
- Additional 22" of vanity at ensuite
- Change water closet door from pocket to swing door
- Reduced owner's suite walk-in closet
- Add 2nd bedroom with closet
- Add 3 piece main bath including a 2'6" pocket door access from Bedroom 2
- Upgrade single switch to 3 way switch in main bath
- Add 48" x 40" HSL to Bedroom 2
- Delete 1/2 bath
- Delete 8" cabinetry at kitchen
- Delete walk-in pantry
- Add pantry closet
- Upgrade kitchen 3 way switch to 4 way switch
- Delete mudroom & 48" x 18" P window & relocate garage entrance



SELECT-4 FLEX ROOM OPTION

- Delete 72" x 36" soaker tub at ensuite
- Delete 60" x 48" P frosted window at ensuite
- Add 20" x 48" P frosted window at ensuite between two sinks
- Vanity mirror to be two 24" x 42" centered over each sink
- Additional 22" of vanity at ensuite
- Water closet door changed from pocket door to swing door
- Reduced owner's walk-in closet
- Add 72" x 18" P window to flex room
- Delete 11" cabinetry at kitchen
- Delete walk-in pantry
- Add pantry closet
- Upgrade kitchen 3 way switch to 4 way switch
- Delete linen closet in mudroom
- Increase width to coat closet in mudroom



HARDWOOD

DECK

CARPET

CONCRETE

TILE

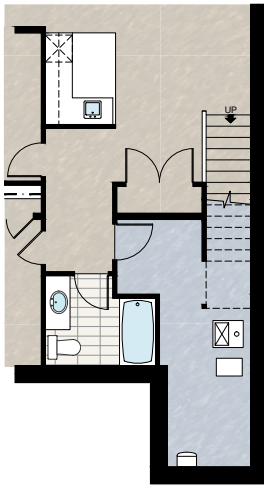
LVP

FEATURED WYNWOOD 30 OPTIONS



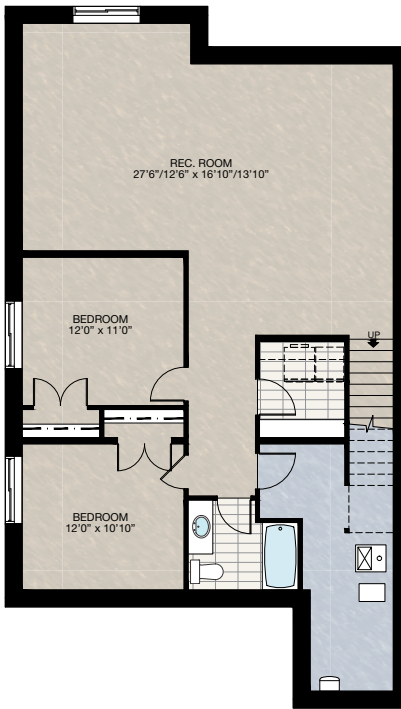
SELECT-6B BAR & STORAGE CLOSET OPTION

- Must combined with **SELECT-6** basement development option
- Extended stubwall at stair next to storage closet
- Add tile to bar area



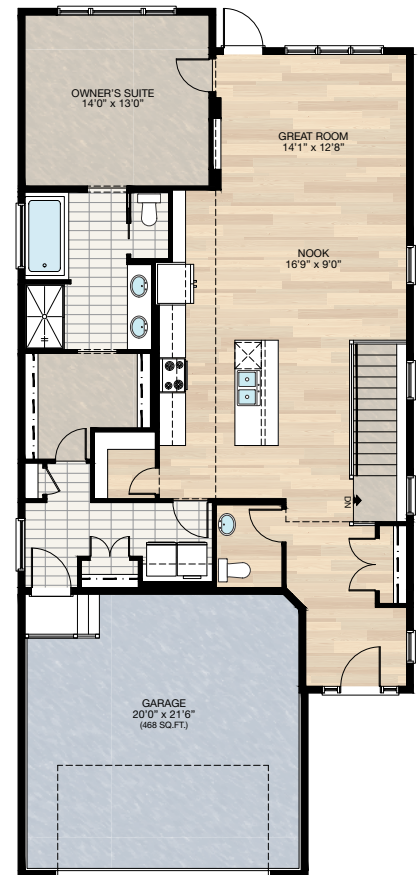
SELECT-7 BASEMENT DEVELOPMENT OPTION 2

- 1061 Sq.Ft. developed area
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Add laundry room with washer & dryer rough-in
- All three basement windows upgraded from 24" high to 36" high



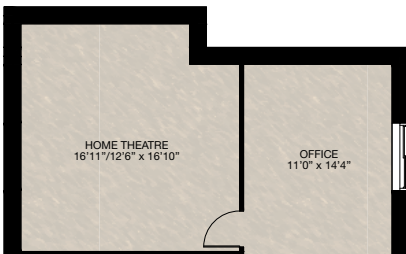
SELECT-8 VAULTED CEILING OPTION

- Vaulted ceiling to kitchen, nook & great room
- Interior vault slope to be 1/2 of the main roof slope



SELECT-6C HOME THEATRE OPTION

- Must combined with **SELECT-6** or **7** basement development option
- Relocated window from rear to side



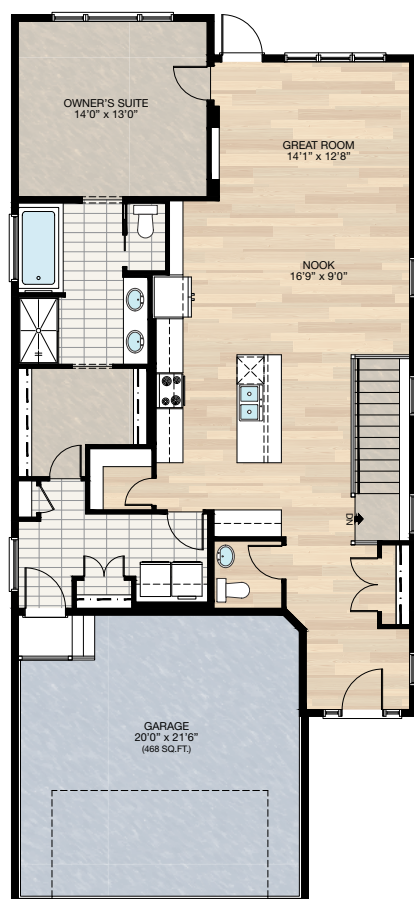
FEATURED WYNWOOD 30 OPTIONS



SELECT-9

LARGER KITCHEN OPTION

- Additional 60" upper & lower kitchen cabinetry
- Increased mudroom by 6.5" towards kitchen
- Reduced pantry by 6.5"



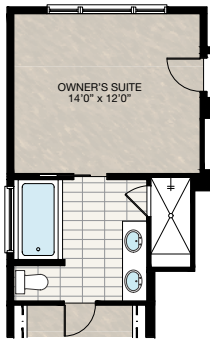
FEATURED OPTIONS

THE
WYNWOOD
1356 SQ.FT.

SELECT-5 ENSUITE OPTION

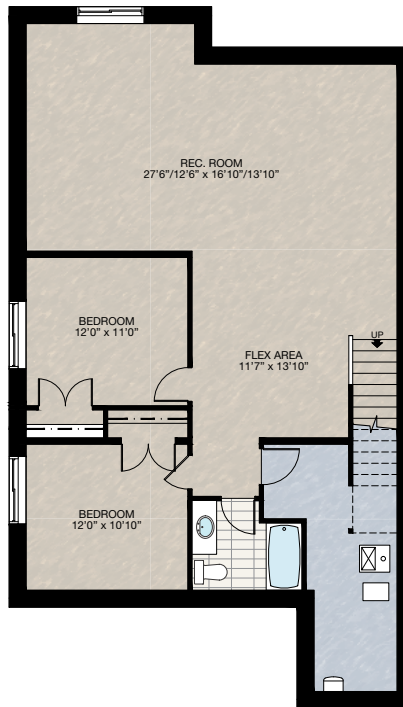
*MUST combine with **SELECT-3 or 4**

- Add 72" x 36" soaker tub with 4" tiled deck
- Delete 27.5" length of vanity
- Delete 20" x 48" P frosted window
- Add 60" x 48" P frosted window
- Reduced owner's bedroom length by 12"
- Delete 36" x 60" fibreglass shower unit
- Add 36" x 81" tiled shower with 10mm glass door & 12" tiled bench



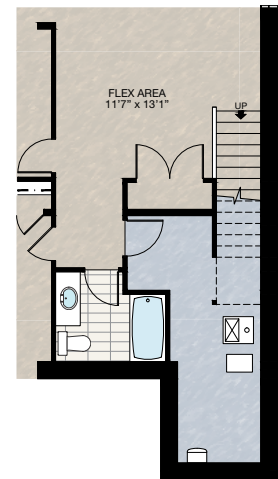
SELECT-6 BASEMENT DEVELOPMENT OPTION

- 1061 Sq.Ft. developed area
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- All three basement windows upgraded from 24" high to 36" high
- Stub wall added to stairs



SELECT-6A STORAGE CLOSET OPTION

- Must combined with **SELECT-6** basement development option
- Extended stubwall at stair next to storage closet



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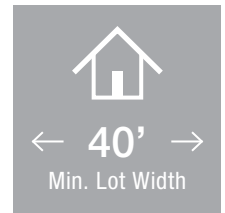


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Plan updated as of August 15, 2024.





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← 40' →

Min. Lot Width

 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE GREYSTONE

2891 SQ.FT.

☐ Elements Specification

☐ Elite Specification

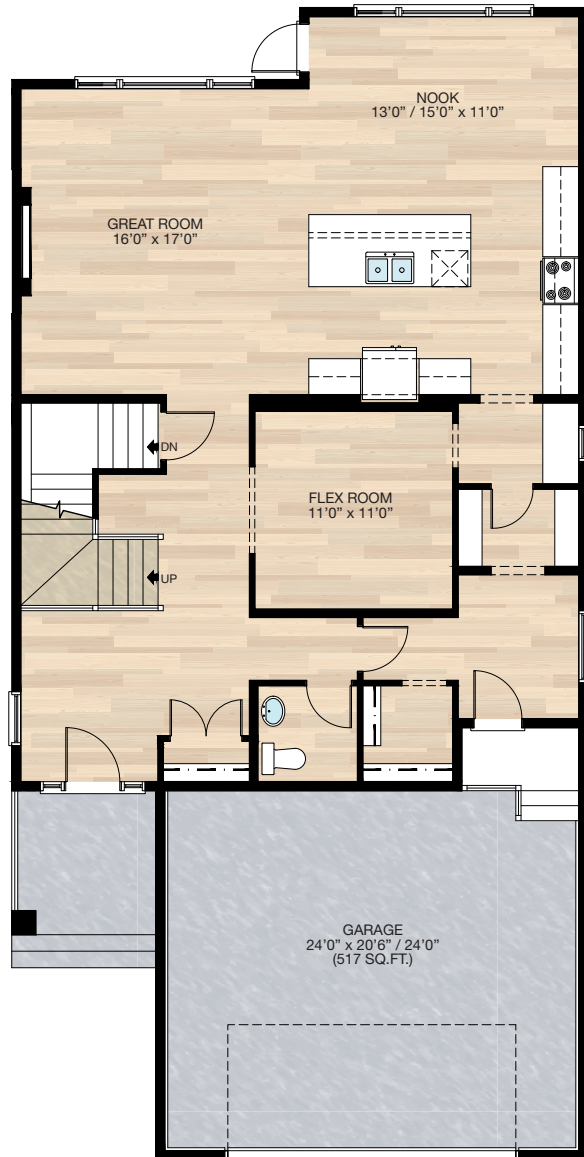


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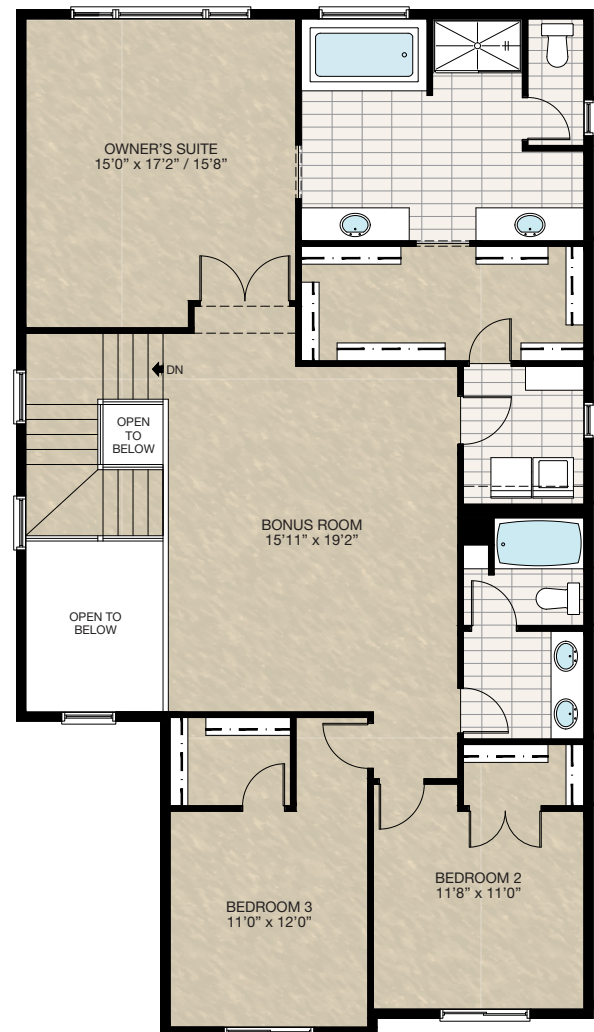
The Heart of Homebuilding®

STANDARD PLAN

THE
GREYSTONE
2891 SQ.FT.



MAIN
1304 SQ.FT.



UPPER
1587 SQ.FT.

HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

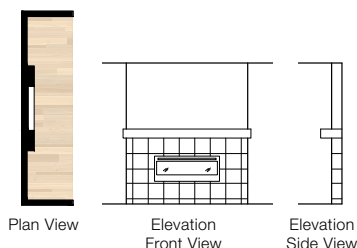
tricohomes.com

FEATURED OPTIONS



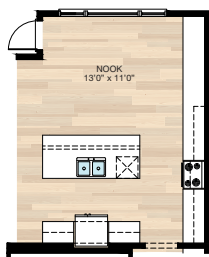
SELECT-1 FIREPLACE OPTION

- Add MDF modern mantle & tiled face



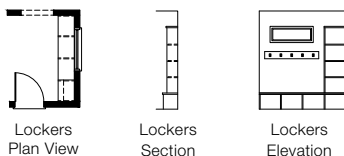
SELECT-2 KITCHEN OPTION

- Additional 8'4" of lower cabinetry to kitchen
- Recentre nook window



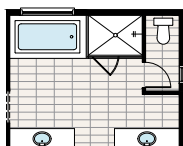
SELECT-3 MUDROOM MDF LOCKER OPTION

- Mudroom window recentre to the locker built-in



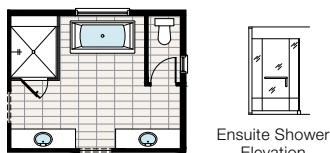
SELECT-4 ENSUITE OPTION 1

- Delete 60" x 36" acrylic shower base with tiled walls & 6mm glass sliding
- Add 60" x 48" tiled shower with 10mm glass



SELECT-5 ENSUITE OPTION 2

- Delete 60" x 36" acrylic shower base with tiled walls & 6mm glass sliding
- Add 54" x 72" tiled shower with 10mm glass & 12" tiled bench C/W towel bar handle
- Delete 72" x 36" soaker tub & 6" tiled deck
- Add 72" x 36" freestanding soaker tub
- Relocate water closet door



SELECT-6 3 BATHROOMS OPTION

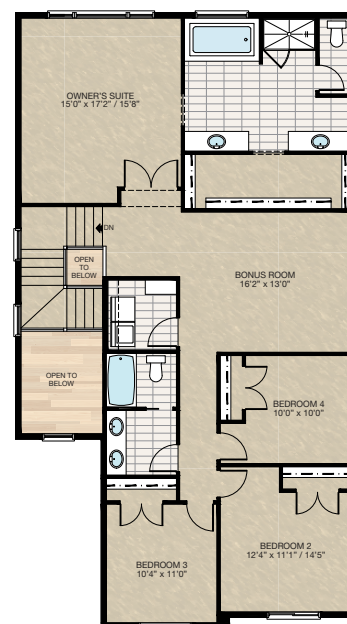
- Add 3-piece bath to bedroom 3 with 42" long vanity
- Delete second sink & 24" vanity in main bath
- Delete 4 - 16" wire shelving in main bath
- Add 2'4" pocket door between main bath & Bedroom 2 WIC
- Increased 27" wire shelving to bedroom 2 WIC
- Change double 2'0" closet doors to 2'4" door to Bedroom 2 WIC
- Reduced bonus room to accommodate third bathroom
- Reconfigure laundry room
- Reconfigure shelving in owner's suite WIC

*Cannot be combined with **SELECT-7** option



SELECT-7 4 BEDROOMS OPTION

- Relocate main bath & laundry room
- Delete 30" x 36" VSL in laundry room
- Add 48" x 30" HSL window to Bedroom 4
- Add 72" x 24" P window to bonus room
- Reduced owner's walk-in closet and wire shelving



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LAMINATE

LINO

tricohomes.com

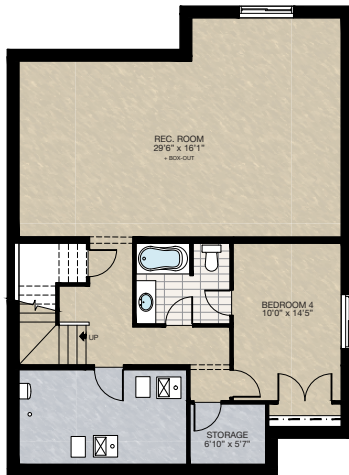
FEATURED OPTIONS

THE
GREYSTONE
2891 SQ.FT.

SELECT-8

BASEMENT DEVELOPMENT OPTION 1

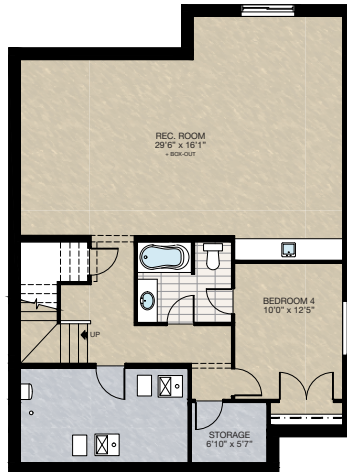
- 944 Sq.Ft. developed area
- Included finished basement stairwell
- Delete 2'8" door top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Both basement windows upgrade from 60" x 24" DBL SL to 60" x 36" DBL SL and 60" x 24" SL to 60" x 36" SL



SELECT-9

BASEMENT DEVELOPMENT OPTION 2

- 944 Sq.Ft. developed area
- Included finished basement stairwell
- Delete 2'8" door top of stairwell
- Add one riser to stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- Both basement windows upgrade from 60" x 24" DBL SL to 60" x 36" DBL SL and 60" x 24" SL to 60" x 36" SL
- Reduced bedroom 2'0" to accommodate wet bar
- Add 10'0" wet bar with lower cabinetry & bar sink
- Drop ceiling over bar area to match underside of drop beam



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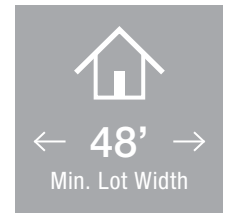



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Plan updated as of March 20, 2023.



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 3 Bedrooms

 2½ Bathrooms

 Double Garage

THE CROWFOOT

2803 SQ.FT.

☐ Elements Specification

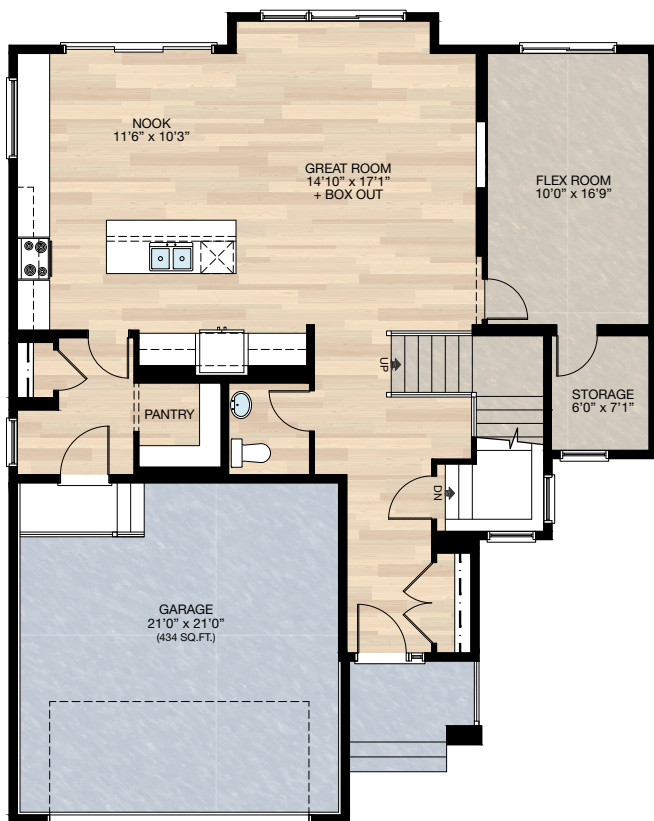
☐ Elite Specification



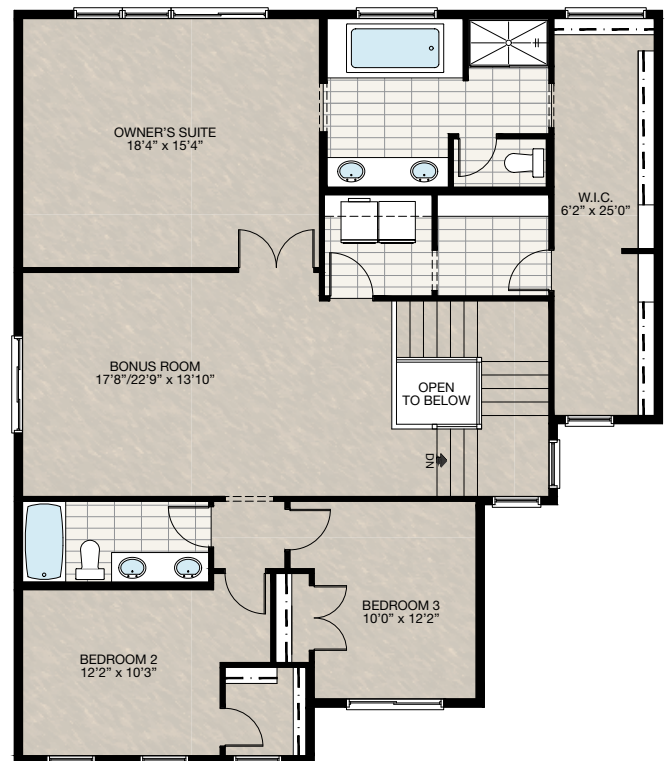
Trico Homes™
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STANDARD PLAN

THE
CROWFOOT
2803 SQ.FT.



MAIN
1207 SQ.FT.



UPPER
1596 SQ.FT.

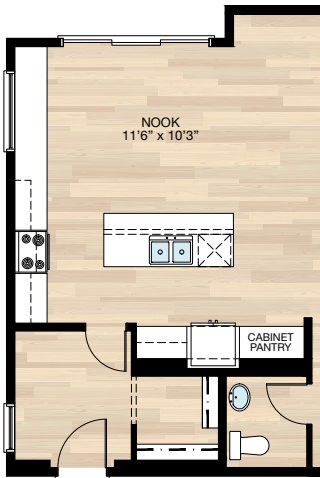


FEATURED OPTIONS



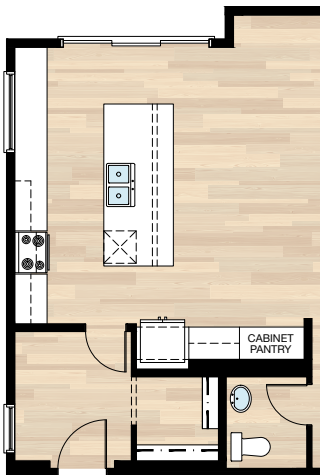
☐ **SELECT-1 MUDROOM & PANTRY OPTION**

- Delete coat closet in mudroom
- Convert pantry to walk-in closet
- Add 48" cabinet pantry to kitchen in lieu of upper & lower cabinet with counter



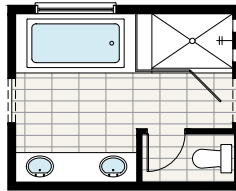
☐ **SELECT-2 MUDROOM & PANTRY OPTION**

- Delete coat closet in mudroom
- Convert pantry to walk-in closet
- Add 48" cabinet pantry to kitchen in lieu of upper & lower cabinet with counter
- Must be combined with Select-9 alternate main floor with pocket office option



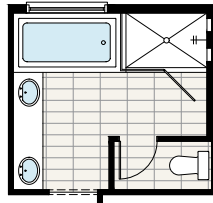
☐ **SELECT-3 ENSUITE OPTION**

- Delete standard shower
- Add 72" x 44" tiled shower with 10mm glass & tiled niches
- Extend tiled deck for shower bench
- Added 2" x 4" wall for tiled niches
- Cannot be combined with Select-10 upper floor 4 bedrooms option



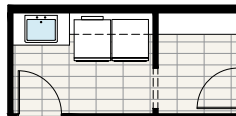
☐ **SELECT-4 ENSUITE OPTION**

- Delete standard shower
- Add 64" x 44" tiled shower with 10mm glass & tiled niches
- Added 2" x 4" wall for tiled niches
- Must be combined with Select-10 upper floor 4 bedrooms option



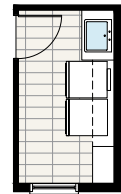
☐ **SELECT-5 LAUNDRY ROOM OPTION**

- Add 42" lower cabinet with sink
- Reduced linen shelving
- Change 16" wire shelves above washer & dryer to freeslide
- Cannot be combined with Select-10 upper floor 4 bedrooms option



☐ **SELECT-6 LAUNDRY ROOM OPTION**

- Add 36" lower cabinet with sink
- Reduced linen shelving
- Change 16" wire shelves above washer & dryer to freeslide
- Must be combined with Select-10 upper floor 4 bedrooms option



HARDWOOD

DECK

CARPET

CONCRETE

TILE

LVP

FEATURED CROWFOOT OPTIONS

THE
CROWFOOT
2803 SQ.FT.

SELECT-11

1 BEDROOM BASEMENT DEVELOPMENT OPTION

- 782 Sq.Ft. Developed area
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- All basement windows upgraded from 24" height to 36" height



SELECT-12

2 BEDROOM BASEMENT DEVELOPMENT OPTION

- 782 Sq.Ft. Developed area
- Add 1 riser to finished stairwell for 9'0" basement ceiling (8'9" headroom clearance)
- All basement windows upgraded from 24" height to 36" height



HARDWOOD

DECK

CARPET

CONCRETE

TILE

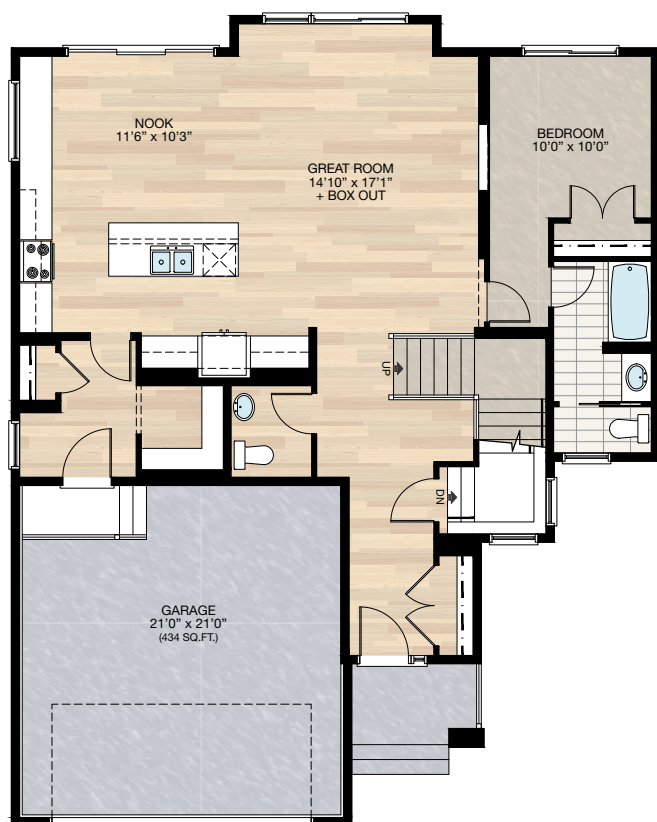
LVP

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FEATURED CROWFOOT OPTIONS

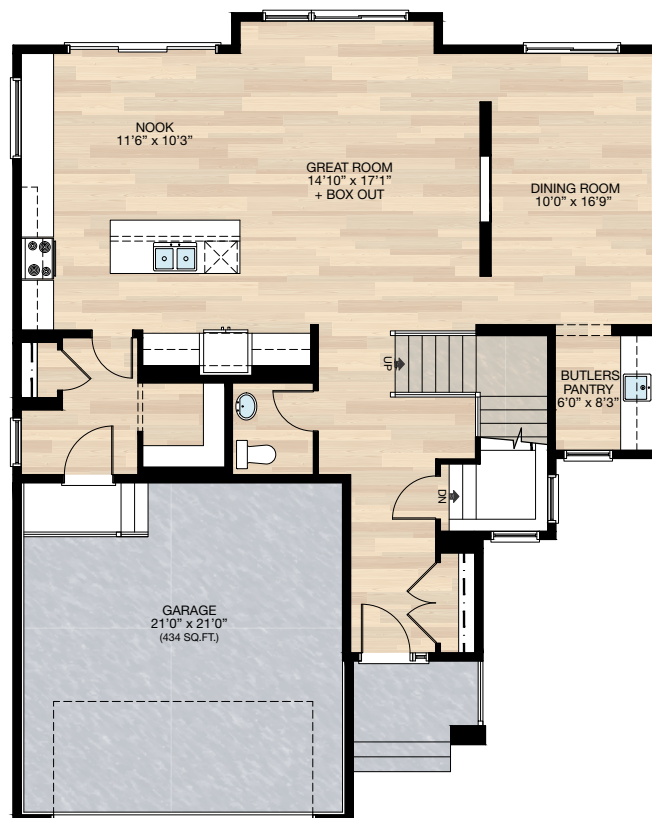
THE
CROWFOOT
2803 SQ.FT.

SELECT-7
MAIN FLOOR BEDROOM
& FULL BATH OPTION



SELECT-8
DINING ROOM OPTION

- Add 7'9" wet bar



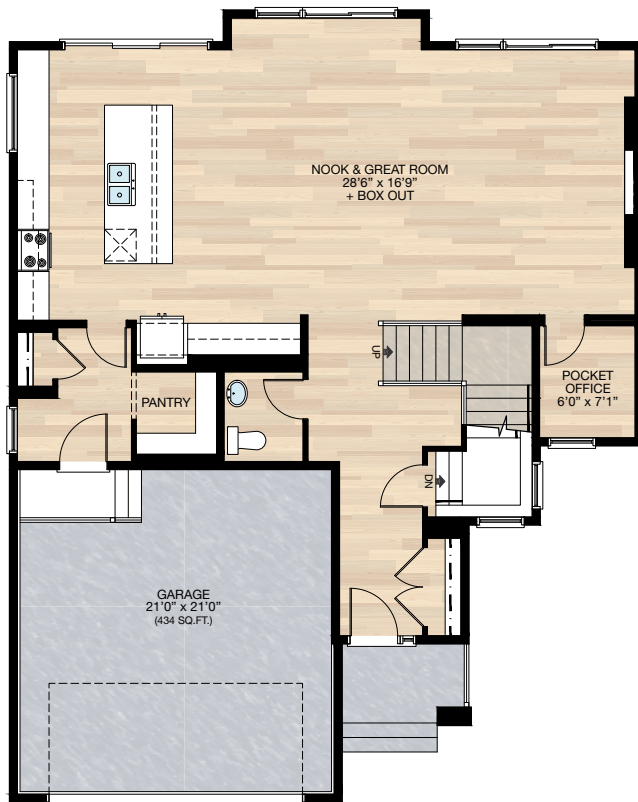
THE CROWFOOT

2803 SQ.FT.

SELECT-9

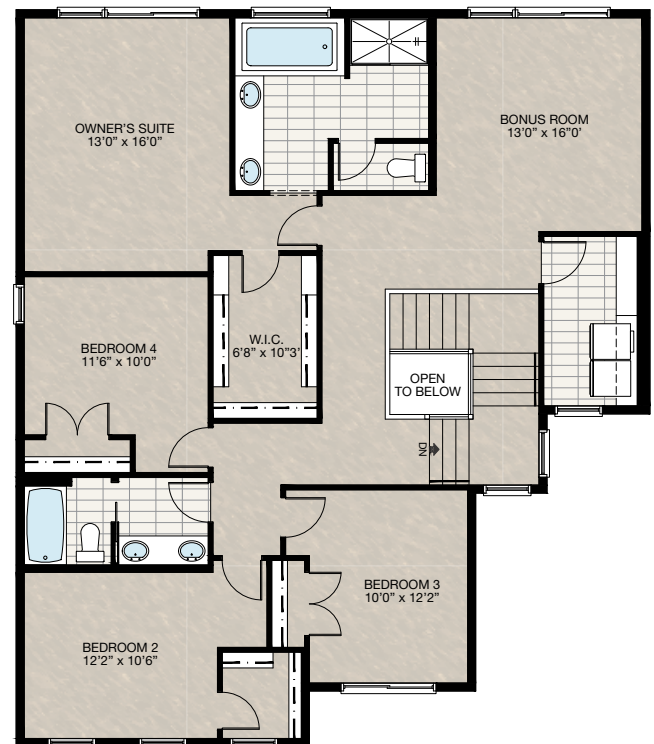
MAIN FLOOR POCKET OFFICE OPTION

- Delete 8'0" x 3'3" kitchen island
- Add 10'0" x 4'0" kitchen island



SELECT-10

UPPER FLOOR 4 BEDROOM OPTION



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Plan updated as of August 7, 2024.



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Brawn Landing

Semi-Estate



- Available
- Quick Possession
- Sold
- Not Available

- | | | |
|---|---|--|
| ● DRIVEWAY LOCATION | ■ PEDESTAL MOUNTED PULLBOX | — 1.20m METAL DECORATIVE FENCE |
| ● FIRE HYDRANT | ■ TELUS SERVICE VAULT | — 1.20m WOOD FENCE |
| ■ CATCH BASIN | ■ CANADA POST MAILBOX | ■ RESIDENTIAL DISTRICT (R-1/ R-G) |
| ■ ELECTRICAL TRANSFORMER | — WHEELCHAIR RAMP | ■ OPEN GREEN SPACE |
| ■ EXISTING ELECTRICAL TRANSFORMER | — STREETLIGHT (Unconfirmed, Subject to Change) | ■ EXISTING SINGLE FAMILY |
| ■ PULLBOX | — EXISTING STREETLIGHT | ■ EXISTING ROAD BOULEVARD |
| ■ PEDESTAL | — PROPOSED REMOVABLE BOLLARD | ■ 3.00m Wide TREE PRESERVATION/REHABILITATION AREAS |
| ■ PEDESTAL MOUNTED PULLBOX | — UTILITY RIGHT OF WAY | |
| ■ TELUS SERVICE VAULT | — LOCAL / REGIONAL PATHWAY | |
| ■ CANADA POST MAILBOX | — 1.80m VERTICAL BOARD WOOD SCREEN FENCE | |
| — WHEELCHAIR RAMP | — 1.20m METAL DECORATIVE FENCE | |
| — STREETLIGHT (Unconfirmed, Subject to Change) | — 1.20m WOOD FENCE | |
| — EXISTING STREETLIGHT | — RESIDENTIAL DISTRICT (R-1/ R-G) | |

NOT TO SCALE. This plan is a concept only and may be subject to change without notice. NOTE: Imperial conversion. Refer to plan of subdivision to confirm all lot dimensions. NOTE: Electric transformers, streetlights, cable TV and joint use pedestals are not finalized. The frontages are approximate only. Refer to Legal Plan of subdivision to confirm all lot dimensions. Refer to utility rights of way and easement documents to determine extent of restrictions on title. Revision Date: August 7, 2024. BRAWN-29238 Wentworth Map Pod

