

The Bayley 2

3,143 SQFT · 2 BEDS · 3 BATHS



INSPIRATION FOR YOUR CUSTOM BUNGALOW HOME...

The Bayley floorplan is sure to make your home feel like a private getaway. The main floor of this bungalow features a vast kitchen, dining room and great room with large windows and vaulted ceilings. The natural light and open concept floor plan make the area feel spacious and cozy at the same time. Access the expansive deck from the dining room and master bedroom to enjoy your morning coffee or late-night glass of wine. Don't want to sit outside? Curl up in your sunroom – you can still enjoy the view. The loft above the triple-car garage gives you a separate living space for visitors or tenants, or can function as an extra bedroom for your family. Dream and discover how you can customize this floorplan into your ideal home.

THE BAYLEY'S FEATURES

- Open-Concept Kitchen
- Large Kitchen Island
- Large Windows
- Vaulted/Cathedral Ceilings
- Triple Car Garage
- Sunroom
- Loft with Kitchen & Bathroom (Separate Living Space or an Extra Bedroom)
- Large Deck
- Easy Access to Loft from Front Entrance
- Master Bedroom His and Hers Closets
- Master Bathroom Ensuite Double Sinks
- Second Floor Balcony Off Loft
- Triple Pane Windows
- Tight Joist Space and Cantilevers Insulated 2lb Spray Foam
- Energy Efficient Home, includes:
 - Energy Efficient Windows
 - Energy Efficient Appliances
 - Home Energy Certification
 - LED Lighting
- Air Exchange System (HRV/ERV)

HAVE A PROJECT IN MIND?

LET'S START PLANNING YOUR DREAM HOME!

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MELANSON
Homes & Renovations

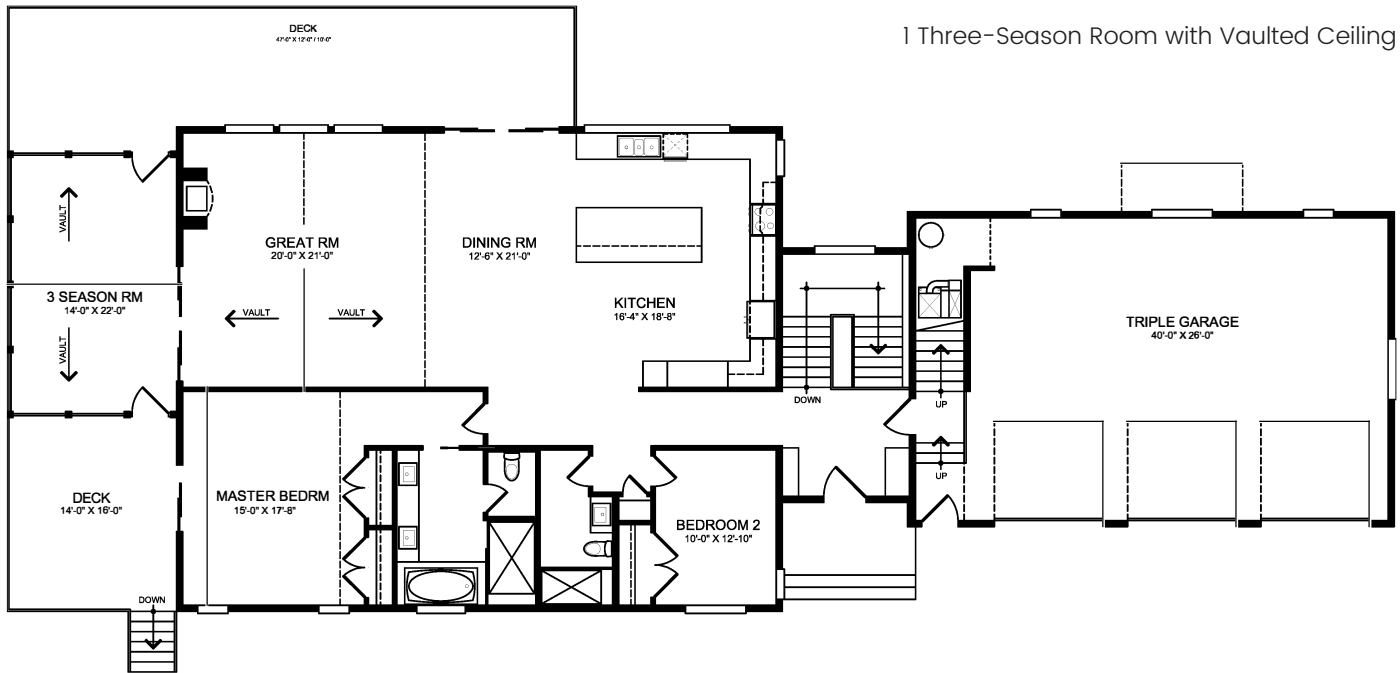
The Bayley 2 by:

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Main Floor

2231 SQFT.

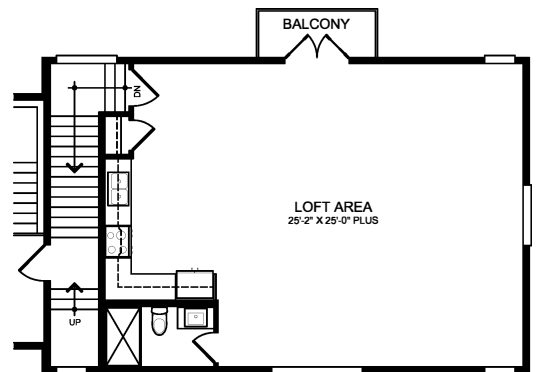
- 3 Car Garage
- 1 Open-Concept Kitchen/Family Area
- 1 Full Bathroom
- 1 Vaulted Ceiling in Great Room
- 2 Deck Areas
- 1 Master Bedroom with Ensuite
- 1 Three-Season Room with Vaulted Ceiling



Upper Floor

912 SQFT.

- 1 Loft Area
- 1 Full Bath
- 1 Kitchen
- 1 Balcony



OUR "OVER AND ABOVE" WARRANTY

At Melanson Homes we only work with accredited subcontractors and high-quality materials. The best materials and the most qualified team members mean we can include a two-year material/labour warranty on all of our custom home services. This isn't required – and few builders do this – but we stand by our work and care about our clients. We are a member of the [Alberta New Home Warranty Program \(ANHWP\)](#) – meaning we meet their rigorous criteria for building excellence, outstanding customer service and performance that surpass the industry standards.