

The Lynden

4,560 SQFT · 4 BEDS · 5 BATHS



INSPIRATION FOR YOUR CUSTOM ACREAGE HOME...

The Lynden is the type of house you walk into and instantly feel like you are at home. The open entrance features an elegant curved staircase, a piece that makes any space feel lavish. Imagine the memories you will create and the guests you will host in your beautiful, functional and open family room and kitchen. A mud room with lockers for your kids to store their coats, shoes and backpacks, off the entrance from the triple-car garage. A vast outdoor space for your children to play and explore. Details like these make this floorplan ideal for growing families. The second floor features a luxurious master bedroom with an ensuite bathroom including a standalone tub, his and hers walk in closets and a balcony to enjoy your view. Dream and discover how you can customize this floorplan into your ideal home.

THE LYNDEN'S FEATURES

- Curved Staircase
- Large Kitchen Island
- Open-Concept Kitchen
- Large Windows
- Large Outdoor Space
- Triple Car Garage
- All Bedrooms Include Ensuite & Walk-In Closet
- Master Bedroom His and Hers Closets
- Standalone Tub
- Open to Below from Second Floor
- Mudroom Off Garage with Lockers
- Master Bedroom Ensuite Double Sinks
- Second Floor Balcony Off Master Bedroom & Bonus Room
- 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!

EMAIL

info@melansonhomes.com

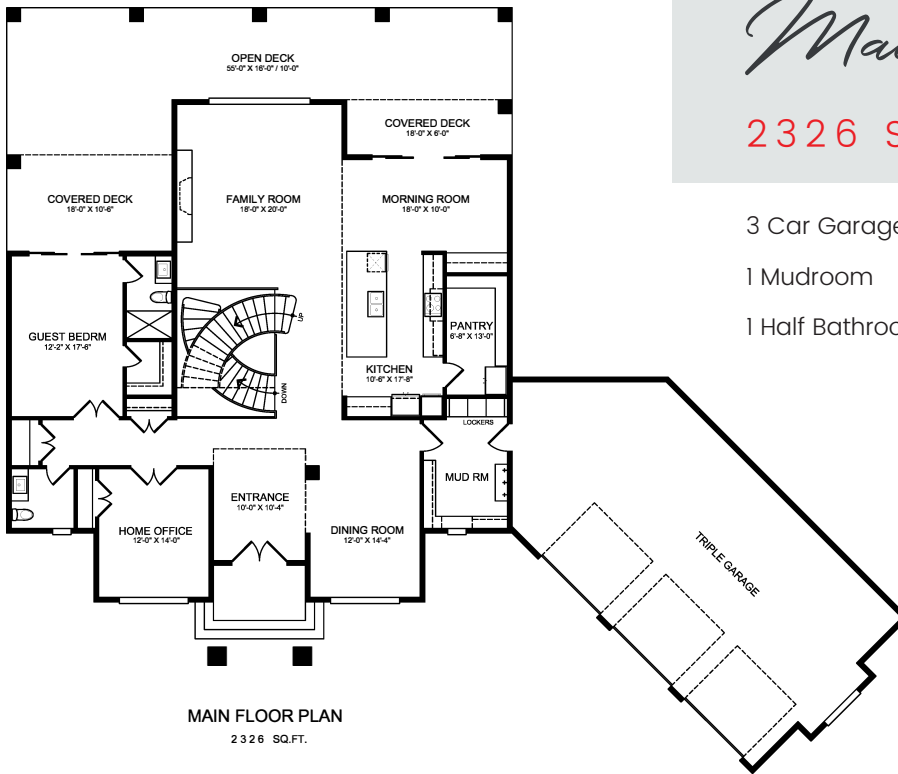
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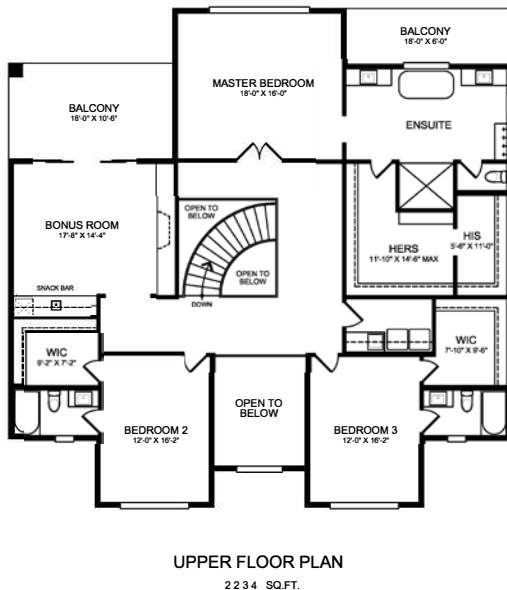
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Main Floor

2326 SQ.FT.



- 3 Car Garage
- 1 Guest Bedroom with Ensuite
- 1 Mudroom
- 1 Home Office/Flex Room
- 1 Half Bathroom
- 1 Dining Room
- 1 Open-Concept Kitchen/Family Area
- 1 Walk-in Pantry
- 2 Covered Deck Areas
- 1 Large Open Deck Area



Upper Floor

2234 SQ.FT.

- 2 Bedrooms with Ensuities
- 1 Master Bedroom
- 1 Master Ensuite with Two Sinks
- 1 Master His-and-Hers walk-in Closets
- 1 Balcony off of the Master Bedroom
- 1 Bonus Room with Balcony & Snack Bar
- 1 Laundry Room

OUR "OVER AND ABOVE" WARRANTY

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. We include a two-year material/labour warranty on all custom home services.

The Lynden by:
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