

138 Airdrie Road Renovations (Completed 2021)

- Full gut renovation with two-storey addition
- Basement lowered with underpinning, waterproofing system, and sump pump installation
- Rough-in completed for future basement kitchen
- Rough-in completed for additional washer/dryer in basement
- All-new HVAC system including furnace, ductwork, and smart Ecobee thermostat with WiFi connectivity
- Complete replacement of plumbing and electrical systems
- Upgraded 200-amp electrical panel
- Lutron smart lighting system throughout (WiFi-enabled with app control)
- Electrical socket (Level 2) for electric car charger installed in the front yard
- Spray foam insulation throughout
- All new doors and windows
- Ring security system with wired front and rear cameras and battery front doorbell
- Integrated smart home system (lighting, thermostat, and security compatible with Amazon Alexa)
- Yale smart lock on front door integrated with Ring system
- New roofing on both existing structure and addition
- New siding throughout
- New flooring throughout
- New concrete and asphalt driveway
- Legal front parking pad with curb cut
- New second-floor washer/dryer with sink
- Gas line installed for rear BBQ
- Landscape lighting (with smart switch)
- New rear deck and west-side fence
- All mechanical equipment owned (no rentals)
- New living room gas fireplace

Cabinetry, Tiles and Fixtures

- Kitchen cabinets, family room built-in TV unit and primary walk-in closet custom designed by Porcelanosa and crafted in Spain
- All tile by Porcelanosa
- Thermador appliances: fridge/freezer, gas range, microwave, dishwasher
- Porcelanosa faucets (with exception of primary bedroom tub filler and guest bathroom tub filler and basement bathroom.)
- Restoration Hardware lighting fixtures