

THE BLACK ALDER

3 Basil Cres. - \$834,500



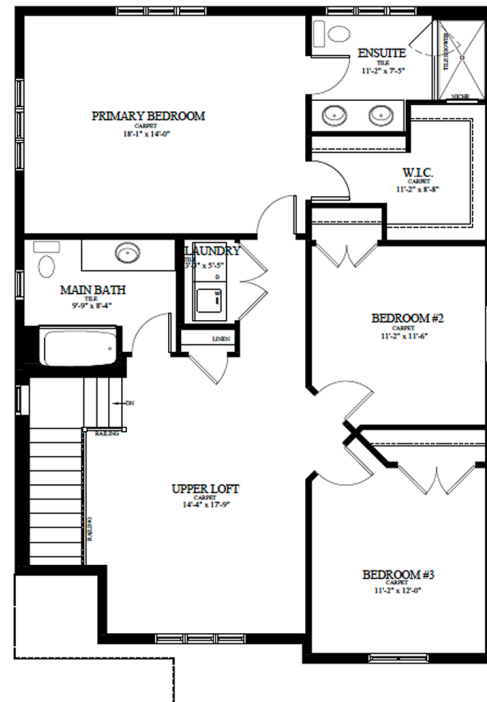
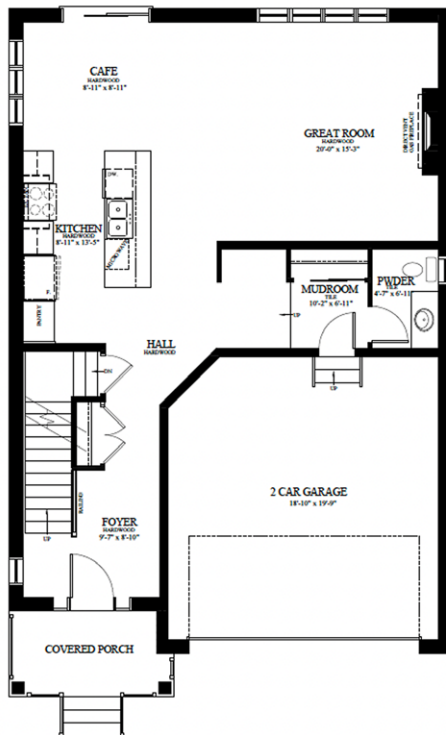
2138 sq.ft.



3 Bedroom



2.5 Bathroom



Thoughtfully designed for comfortable everyday living, this 2,138 sq. ft. Black Alder offers three bedrooms and 2.5 bathrooms. The open-concept kitchen, café and great room create a natural gathering space, while the second floor features a private primary suite, convenient second floor laundry and a versatile loft ideal for a home office, playroom or additional lounge.

Designer Features & Premium Upgrades

- Bright, welcoming foyer with an upgraded front door
- Ash-stained stairs and railings with satin-black spindles
- Warm-toned Grandeur engineered hardwood throughout the main floor
- Upgraded 12" x 24" ceramic tile in the mudroom and powder room
- Great room gas fireplace with a tiled surround and oak waterfall mantel
- 4" pot lights throughout the main floor
- Smooth interior doors with contemporary black levers
- Designer light fixtures from The Lighting Shoppe
- Sleek custom millwork throughout by Casey's Creative Kitchens
- Quartz countertops in the kitchen, powder room and primary ensuite
- Modern ceramic kitchen backsplash
- Upgraded Moen fixtures in the kitchen and bathrooms
- Custom tiled shower in the primary ensuite with a mosaic floor, marble sill, glass door and built-in niche
- Rough-in for refrigerator water line
- Built-in security system



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Prices subject to change without notice. E. & O. E. All prices include H.S.T. with applicable rebates signed back to Sifton Properties Limited. April 2026.

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