

# Property Features



16 Fawn Meadows Drive,  
Delburne AB T0M 0V0

Custom-built executive bi-level (2010) offering thoughtful design, quality construction and exceptional upkeep. Bright, open layout with space to grow a family or the flexibility to accommodate multi-generational living with a fully developed walkout basement.

## Location

- ✓ West facing back yard
- ✓ Easy and quick access to the Fawn Meadows Golf & Country Club
- ✓ 30 minutes to Costco in Red Deer

## Main Living Space

- ✓ 9' ceilings and hardwood flooring
- ✓ Open-concept layout with strong natural light
- ✓ Gas fireplace
- ✓ Kitchen with large island (double sink, dishwasher, storage), 5-burner gas range, side-by-side fridge with icemaker and water dispenser, ample cabinetry

## Outdoor Living

- ✓ Private 12 x 23 Duradek-covered deck, partially covered with access from dining area and primary
- ✓ Privacy fencing and glass railings
- ✓ Gas fittings for BBQ or fire table on both decks
- ✓ Beautifully landscaped yard with many perennials
- ✓ 6' vinyl fencing with lockable gates
- ✓ Wood-burning fire pit area

## Primary Suite

- ✓ Spacious layout with walk-in closet
- ✓ 5-piece ensuite with double sinks, soaker tub, tiled walk-in shower (rain head and wall-mounted) and a linen closet
- ✓ Laundry chute to basement
- ✓ Ceiling fan

Susan Cramer, REALTOR®

403-863-4866

[www.susancramer.ca](http://www.susancramer.ca)



**COLDWELL BANKER** | **ONTRACK REALTY**

# Property Features

## Walkout Basement

- ✓ 9' ceilings, in-floor heat and wood-burning stove (approx. 5–6 years old)
- ✓ Large family and recreation space with wet bar (full-size fridge, 4-burner electric stove, sink)
- ✓ Two bedrooms with full-size windows and carpet with quality underlay and a 4-piece bathroom
- ✓ Full-size linen closet and under-stair storage with extended wrap-around design
- ✓ Walkout to stamped concrete patio

## Laundry and Mechanical

- ✓ Laundry room with sink, washer and dryer and hanging rack
- ✓ Sump pump
- ✓ Furnace serviced November 2025
- ✓ Commercial hot water tank serviced February 2026
- ✓ On-demand system supporting in-floor heat in basement and garages
- ✓ Water softener

## Garage and Shop

### Attached garage (approx. 24x24)

- ✓ Double car, in-floor heat
- ✓ Shelving and entry door to side yard
- ✓ Insulated and drywalled
- ✓ Textured ceiling
- ✓ Garage door openers with remotes

### Detached shop (approx. 24 x 30)

- ✓ Designed for workspace, vehicle parking and storage
- Insulated with plywood interior finish
- ✓ In-floor heat
- ✓ Hot and cold running water
- ✓ 220V outlet near entry door, approx. 60-amp service from house
- ✓ Shelving in multiple locations
- ✓ Combination electric lock on entry door
- ✓ Garage door openers with remotes

## Additional Features

- ✓ Triple-pane windows
- ✓ Air conditioning (2024)
- ✓ Basement wired for sound
- ✓ Central vacuum system with kitchen sweep inlet
- ✓ Pantry, linen and utility closets in the main hallway
- ✓ Surround sound system throughout interior and on outside decks

## Why Delburne?

Delburne offers a strong sense of community where people know each other, get involved and show up, all paired with the kind of value that allows you to own more home, more space and more flexibility for less money than you typically find in the city.

Susan Cramer, REALTOR®

403-863-4866

[www.susancramer.ca](http://www.susancramer.ca)



COLDWELL BANKER

ONTRACK  
REALTY