



HILLS AT CHARLESWORTH SHOWHOME

516-35 ST SW Edmonton

825-512-4789

hillsatcharlesworth@bedrockhomes.ca

Job # CHH 4645
Lot 2, Block 15, Plan 192-3068

Over
\$8,000
in Designer
Upgrades

DETAILS

- A 3 bedroom and 2.5 bathroom home with roomy bedrooms and upper laundry.
- Open concept, 9' ceilings on the main floor and 12' in the Great Room.
- The upper wing highlights roomy bedrooms, upper laundry, and an owner's retreat featuring a 3 piece ensuite with a tiled shower.
- Durable and stylish luxury vinyl plank flooring on the main floor, bathrooms, and laundry room. Lush stain-resistant carpet on the second floor.
- Gorgeous quartz countertops throughout the home.
- Modern, contemporary low maintenance kitchen featuring 41" upper cabinets to ceiling.
- 6 piece Samsung appliance package including stainless steel kitchen appliances and white front load washer and dryer.
- Triple pane Low E Argon gas filled Energy Star rated windows contributing to increased energy efficiency and outside noise reduction.
- Our energy-efficient, healthier living homes are equipped with a 96% high-efficiency furnace, 80 gal electric high-efficiency HWT, LED bulbs throughout, carbon monoxide detector, humidifier, and HRV (Heat Recovery Ventilator)
- Electric fire and ice linear fireplace in the great room with timer, color control, and a recessed HDMI box located above for ease of TV mount
- Brilliant Smart Home Automation. Control your home from the all-in-one app. Control your thermostat, View your video doorbell and lock/unlock your door, Turn off/on, or dim all enabled lights from anywhere.

RUNDLE K

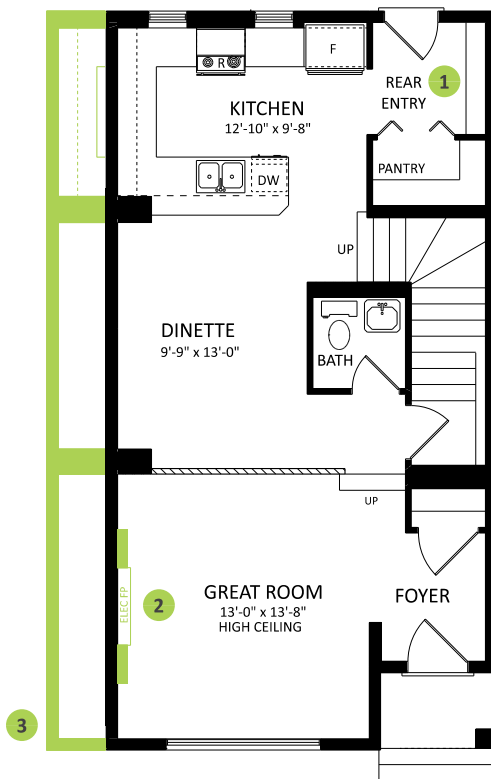
1601 SQ FT
516-35 ST SW



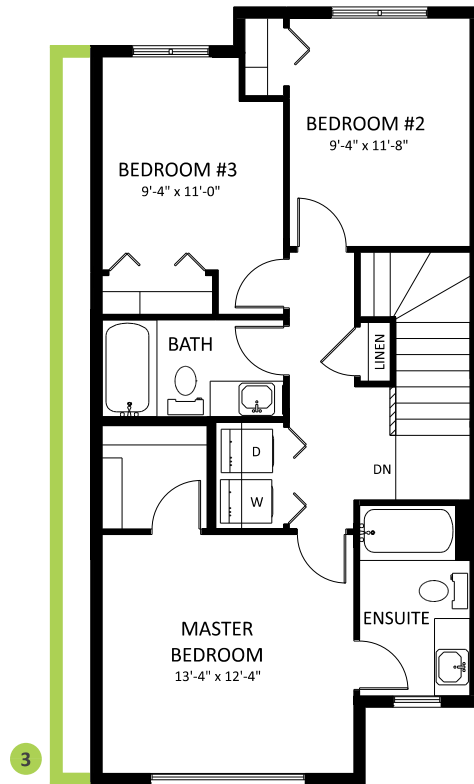
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Main Floor
736 SQ FT



Second Floor
694 SQ FT

RUNDLE K