

# PALISADE H

1370 SQ FT  
532 - 35 Street SW



## THE HILLS AT CHARLESWORTH SHOWHOME

714 Charlesworth Way SW, Edmonton  
587.521.5869  
hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034570  
Lot 6, Block 15, Plan 192-3068

Over  
**\$16,000**  
in Designer  
Upgrades

## DETAILS

- Gorgeous open-concept, 3 bedroom, 2.5 bath single family home boasts an open concept design with an oversized kitchen, large pantry room, luxury vinyl plank flooring throughout the main floor, and lush stain resistant carpet on the second floor.
- The kitchen is dressed with premium dual tone Kitchen Craft satin white upper cabinets and satin sleet lower cabinets, matte black handles and grey speckled white quartz countertops with undermount sinks.
- Enjoy the luxury of having a dedicated laundry room upstairs - it's so easy when the washer and dryer are conveniently located just steps from where you store your clothes!
- Hate those ugly media cords? We do too, so this home is equipped with a TV backing and recessed HDMI box above the stunning "fire and ice" fireplace!
- Escape to the spa like master ensuite which boasts dual undermount sinks, beautiful quartz countertops, and a stand alone shower.
- This home would not be complete without a 20'x22' oversized parking pad, perfect for building your future double garage!
- Modern exterior has upgraded Mitten Timberbark siding with gorgeous stone accents and Chocolate Blackwood Sagiper for a unique look you can be proud of.
- Added peace of mind with parking pad and sidewalk already sealed for added protection from road salt, saving you time and money.
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- For the environmentally conscious and financially savvy, energy-efficient features include triple pane, low E, Argon-filled, 'Energy Star' rated windows that provide lots of natural light and additional protection from heat loss.
- Heat recovery ventilator (HRV) keeps air fresher and heating bills lower.
- 96% efficient two-stage furnace and power vent hot water tank.
- Experience this gorgeous home in person and/or see more photos at [rrathore@bedrockhomes.ca](mailto:rrathore@bedrockhomes.ca).



**BEDROCK**  
HOMES

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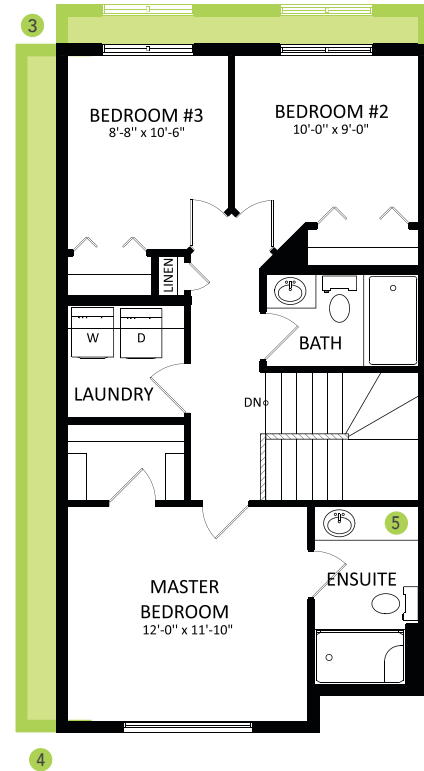
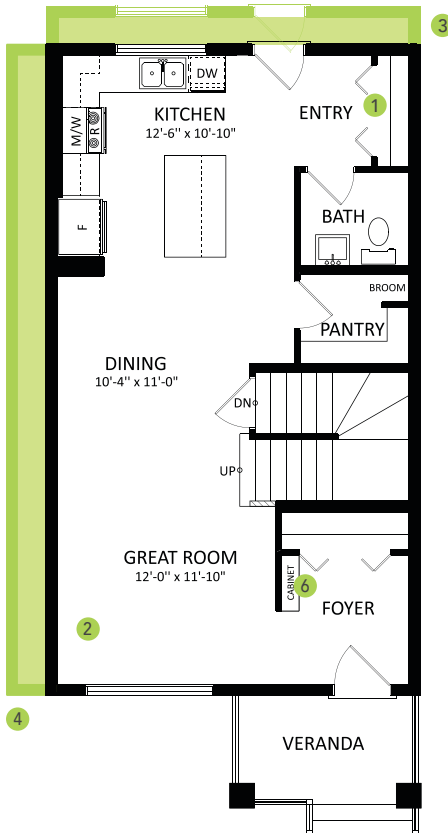


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