

1601 SQ FT
536 - 35 Street SW



THE HILLS AT CHARLESWORTH SHOWHOME

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

Job # CHH-0-034571
Lot 7, Block 15, Plan 192-3068

Over
\$20,000
in Designer
Upgrades

DETAILS

- Original Price \$402,931
- Current Price \$369,900
- Instant savings \$33,031
- Additional value of upgrades \$20,685
- Gorgeous open-concept, 3 bedroom, 2.5 bath single family home boasts an open concept design with a galley style kitchen, luxury vinyl plank flooring throughout the main floor, and lush stain resistant carpet on the second floor.
- The kitchen is dressed with beautiful woodgrain shale colored Kitchen Craft cabinets, shiny chrome 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!
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- Escape to the spa like master ensuite which boasts dual undermount sinks, beautiful quartz countertops, and a stand alone shower.
- Added peace of mind with parking pad and sidewalk already sealed for added protection from road salt, saving you time and money.
- This home would not be complete without a 20'x22' oversized parking pad, perfect for building your future double garage!
- Modern exterior has beautiful ash colored siding with premium stone accents and Mountain Oak Sapele for a unique look you can be proud of.
- 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.

CASCADE H

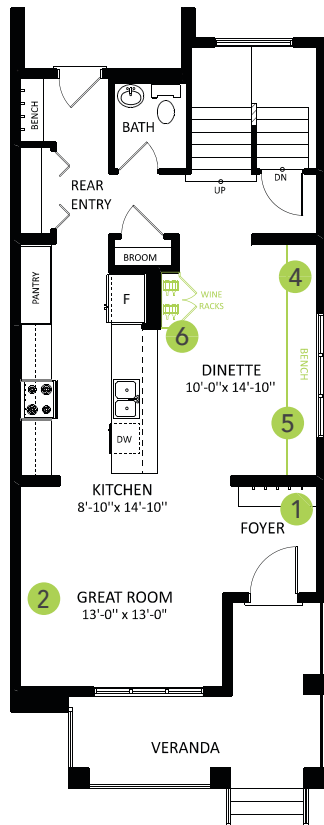
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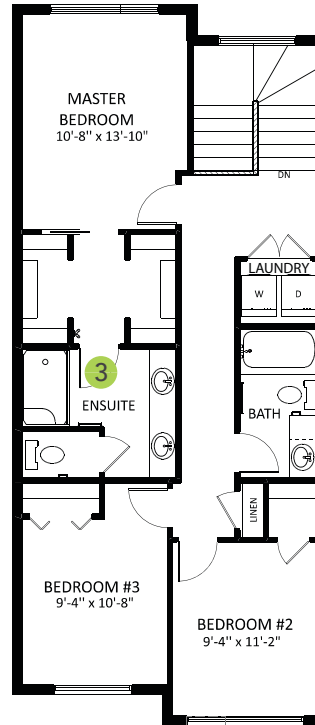
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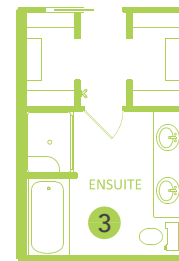
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Main Floor
782 SQ FT



Second Floor
819 SQ FT



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