

# RUBY H

1928 SQ FT  
3520 - 5 Avenue SW



## THE HILLS AT CHARLESWORTH SHOWHOME

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

Job # CHH-0-034578  
Lot 2, Block 16, Plan 192-3068

Over  
**\$20,000**  
in Designer  
Upgrades

## DETAILS

- Original Price \$437,368
- Current Price \$436,900
- Instant savings \$468
- Additional value of upgrades \$20,535
- Gorgeous open-concept, 3 bedroom, 2.5 bath single family home boasts an open concept design, 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.
- The gorgeous kitchen also features ceiling height cabinets, and an oversized closet pantry for extra storage!
- 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!
- Follow your beautifully designed spindle railing upstairs to your dedicated laundry room - it's so easy when the washer and dryer are conveniently located just steps from where you store your clothes!
- Escape to the spa like master ensuite which boasts dual undermount sinks, beautiful quartz countertops, and a stand alone shower!
- Enjoy yourself in style within your upgraded, fibreglass enclosed ensuite shower with a 10mm glass barn door.
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- Experience any activity your heart desires in the beautiful bonus room, located on the second floor just off of the staircase!
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.
- The insulated double attached garage is perfect for keeping your vehicle safe from the elements - and it will keep you safe too as you carry your groceries inside!
- Modern exterior has beautiful indigo colored siding with gorgeous stone accents 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.

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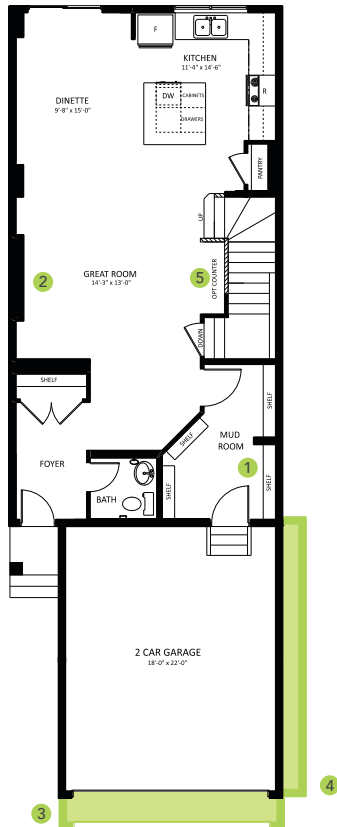
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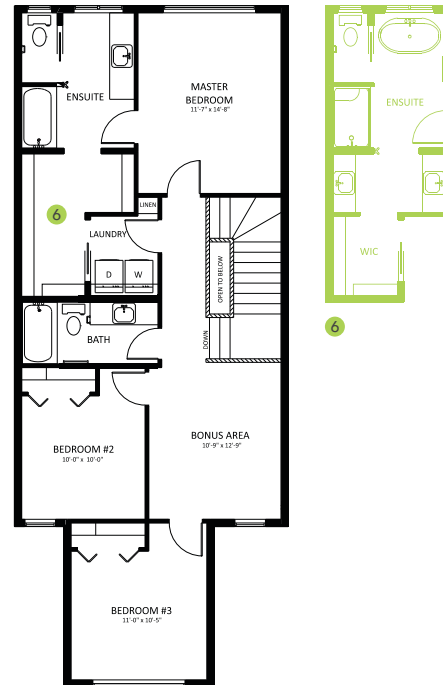
## THE HILLS AT CHARLESWORTH SHOWHOME

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**Main Floor**  
924 SQ FT



**Second Floor**  
1004 SQ FT

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