

STELLA K

1761 SQ FT
3504 - 5 Avenue SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 - 40 Street SW, Edmonton

587-521-5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034582
Lot 6, Block 16, Plan 192-3068

\$18,000
in Designer
Upgrades

DETAILS

- Additional value of upgrades \$18,000
- Gorgeous 3 bedroom, 2.5 bath single family home boasts an open concept design, and is situated on a MASSIVE 666 m² pie lot!
- The kitchen is dressed with upgraded dual tone cabinets that come standard to the ceiling, and gorgeous 3 cm quartz countertops with undermount sinks.
- The beautiful kitchen also features upgraded subway tile backsplash and an oversized walk-through pantry for extra storage!
- 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!
- Follow the beautiful spindle railing upstairs and escape to the spa like master ensuite which boasts dual undermount sinks, beautiful quartz countertops, and a tiled stand-up shower.
- This home would not be complete without your insulated and drywalled double attached garage, perfect for keeping your vehicles out of the cold Alberta winter!
- Modern exterior has upgraded Cabot Brown siding with premium stone accents and Caramel Zebra wood Sagiper 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.

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