

RUBY H

1928 SQ FT
507 - 35 Street SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 - 40 Street SW, Edmonton

587-521-5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034584
Lot 8, Block 16, Plan 192-3068

Over
\$26,000
in Designer
Upgrades

DETAILS

- Current Price \$464,900
- Additional value of upgrades \$26,446
- Gorgeous 3 bedroom, 2.5 bath single family home boasts an open concept design with an oversized kitchen in the rear, luxury vinyl plank flooring throughout the main floor, and lush stain resistant carpet on the second floor.
- The kitchen is dressed with standard full height cabinets to the ceiling and gorgeous 3 cm quartz countertops with undermount sinks.
- The beautiful kitchen also features upgraded subway tile backsplash and an oversized island perfect for entertaining!
- 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 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.
- 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!
- Experience any activity your heart desires in the beautiful bonus room, located on the second floor just off of the staircase!
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- 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 upgraded Cabot Blue siding with black 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.



BEDROCK
HOMES

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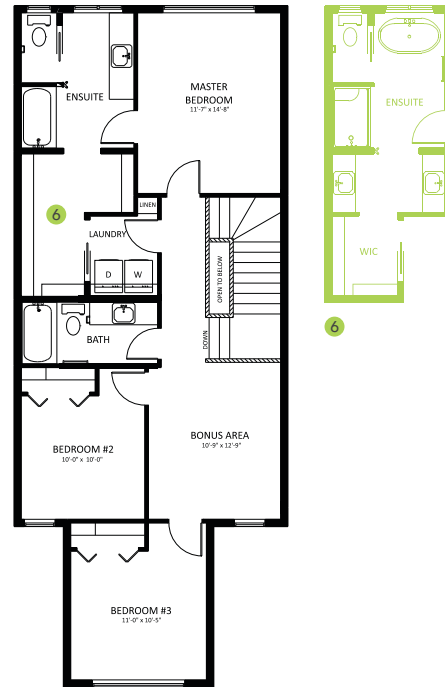
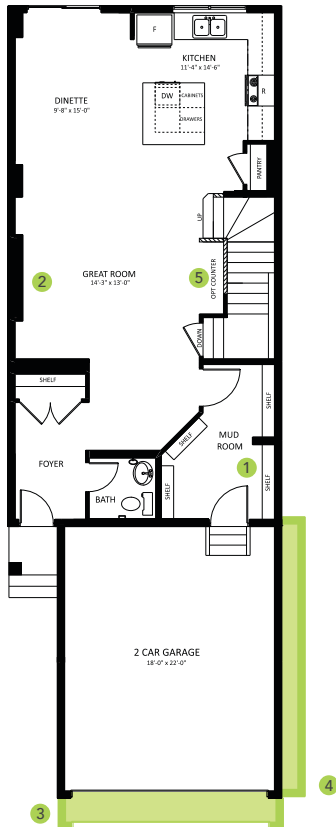


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