



## THE HILLS AT CHARLESWORTH SHOWHOME

328 - 40 Street SW, Edmonton

587-521-5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034588  
Lot 12, Block 16, Plan 192-3068

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

## DETAILS

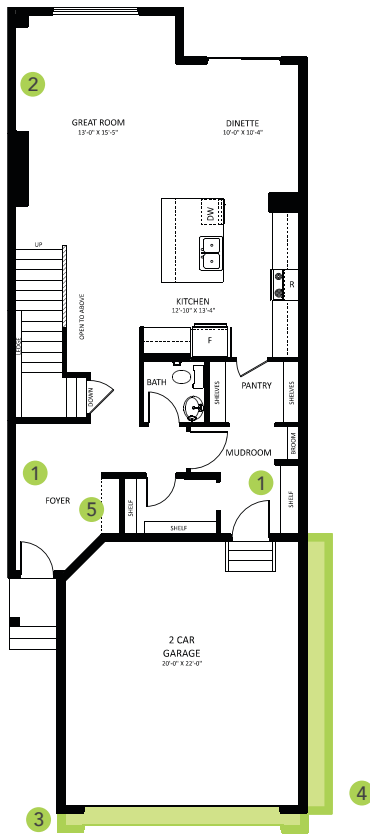
- Additional value of upgrades \$20,896
- Modern 3 bedroom, 2.5 bath single family home boasts an open concept design with a massive island, luxury vinyl plank flooring throughout the main floor, and lush stain resistant carpet on the second floor.
- The kitchen is dressed with upgraded dual tone cabinets 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 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 elegance of upgraded tile flooring located in the upstairs bathrooms and laundry room!
- 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 mahogany siding with premium stone accents and maple coloured 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](mailto:rrathore@bedrockhomes.ca).



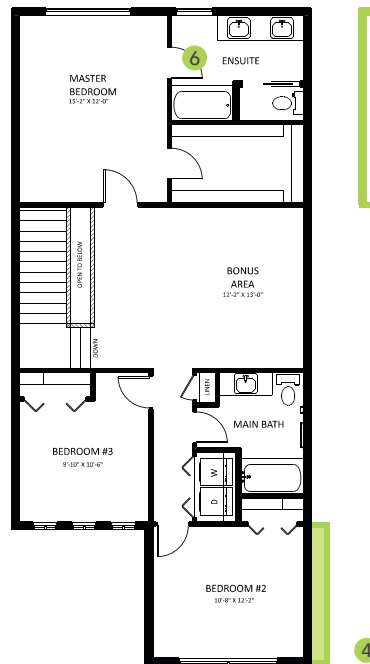
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**Main Floor**  
1011 SQ FT



**Second Floor**  
1077 SQ FT

