



THE HILLS AT CHARLESWORTH SHOWHOME

328 40 Street SW, Edmonton
587-521-5869

hillsatcharlesworth@bedrockhomes.ca

Job #CHH-0-034597
Lot 21, Block 16, Plan 192-3068

Over
\$20,000
in Designer
Upgrades

DETAILS

- Gorgeous 3-bdrm, 2.5 bath single-family home boasts an open concept design with luxury vinyl plank flooring throughout the main floor and lush stain-resistant carpet on the second floor.
- The kitchen is dressed with beautiful 41" navy blue cabinets, and gorgeous 2cm quartz countertops with undermount sinks.
- The beautiful kitchen also features 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 tub/shower enclosure
- Incredible bar area added to the living space with cabinets and quartz countertops for all your entertaining needs!
- 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-pc 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!
- This home is located on a MASSIVE 6600 sq ft lot!
- 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 the air fresher and heating bills lower
- 96% efficient furnace and power vent hot water tank



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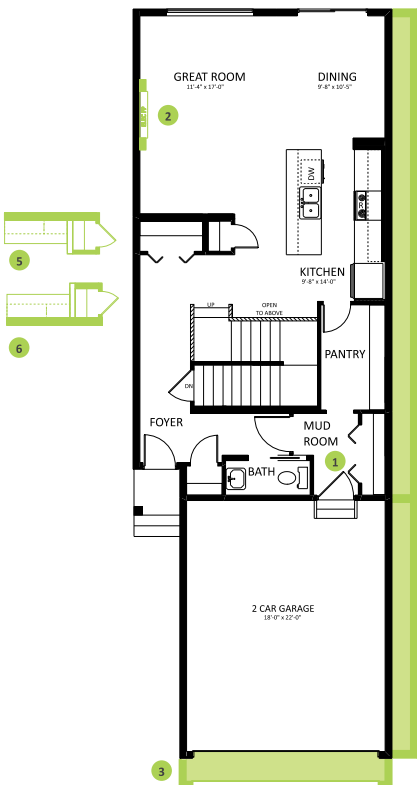
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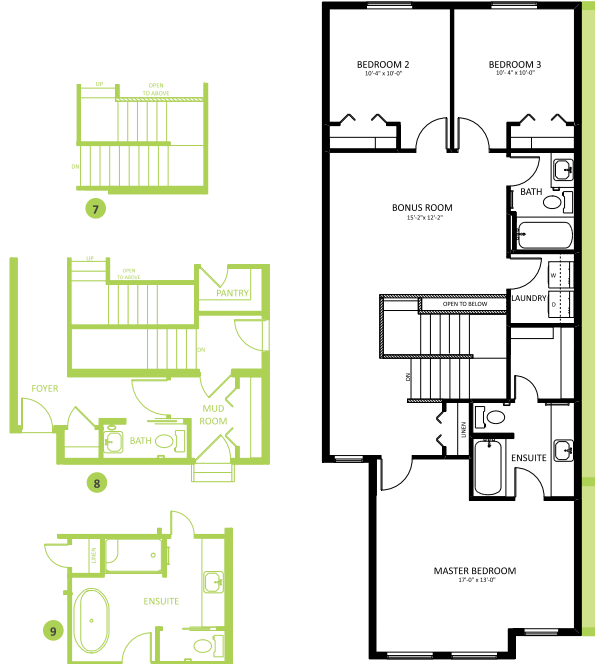
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Main Floor
922 SQ FT



Second Floor
1067 SQ FT

