

# ATHENA H

1660 SQ FT  
185 Charlesworth Dr SW



## HILLS AT CHARLESWORTH SHOWHOME

185 Charlesworth Dr SW, Edmonton  
825-512-4789

hillsatcharlesworth@bedrockhomes.ca

Job #CHH 4806  
Lot 15, Block 14, Plan 192-2728

Over  
**\$13,000**  
in Designer  
Upgrades

## DETAILS

- A 3 bedroom, 2.5 bathroom home, roomy bedrooms, upper laundry and a generous Bonus Room.
- Open concept, 9' ceiling main floor featuring a den, side entry for a future basement suite and an abundance of natural lighting throughout.
- The upper wing highlights roomy bedrooms, upper laundry, a generous bonus room and a owner's retreat featuring a 3 piece ensuite.
- Durable and stylish luxury vinyl plank flooring on the main floor, bathrooms and laundry room. Lush stain resistant carpet on the second floor.
- Gorgeous quartz countertops throughout the home.
- Modern, contemporary low maintenance kitchen featuring 41" upper cabinets to ceiling.
- 6 piece Samsung appliance package including stainless steel kitchen appliances and white front load washer and dryer.
- Triple pane Low E Argon gas filled Energy Star rated windows contributing to increased energy efficiency and outside noise reduction.
- Our energy efficient, healthier living homes are equipped with a 96% high efficiency furnace, 80 gal electric high efficiency HWT, LED bulbs throughout, carbon monoxide detector, humidifier and HRV (Heat Recovery Ventilator)
- Side entry with plumbing rough in's in the basement for a future legal suite.
- Brilliant Smart Home Automation. Control your home from the all-in-one app. Control your thermostat, View your video door bell and lock/unlock your door, Turn off/on, or dim all enabled lights from anywhere.

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## <<COMMUNITY>> SHOWHOME

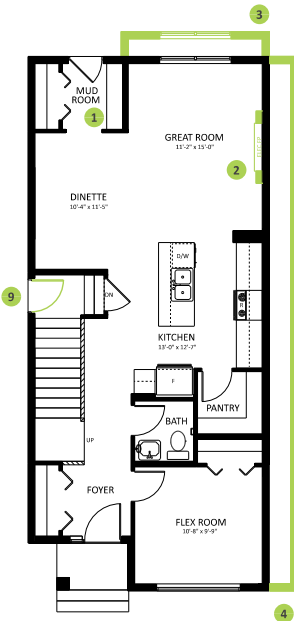
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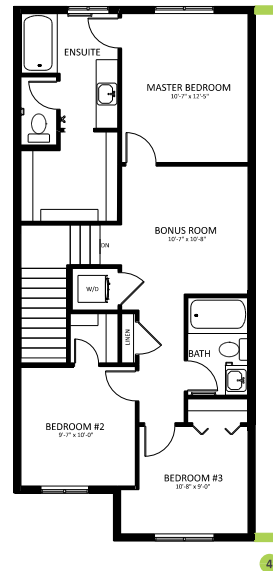
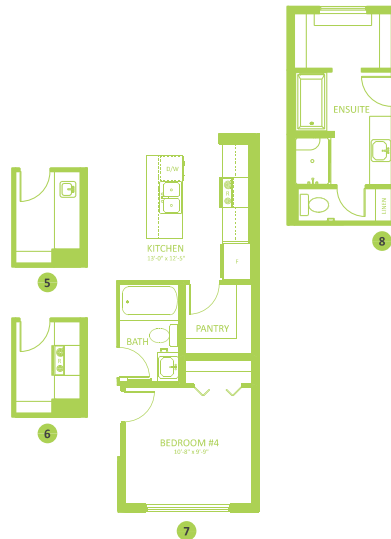
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**Main Floor**  
857 SQ FT



**Second Floor**  
803 SQ FT

