



## HILLS AT CHARLESWORTH SHOWHOME

181 Charlesworth Dr SW, Edmonton  
825-512-4789

[hillsatcharlesworth@bedrockhomes.ca](mailto:hillsatcharlesworth@bedrockhomes.ca)

Job #CHH 4808  
Lot 17, Block 14, Plan 192-2728

Over  
**\$15,000**  
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 with an abundance of natural lighting throughout.
- The upper wing highlights roomy bedrooms, upper laundry, and an owner's retreat featuring a 4 piece ensuite with a separate shower and soaker tub.
- Durable and stylish luxury vinyl plank flooring on the main floor, bathrooms, and laundry room.
- 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 gals 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 doorbell and lock/unlock your door, Turn off/on, or dim all enabled lights from anywhere.

# SASHA K

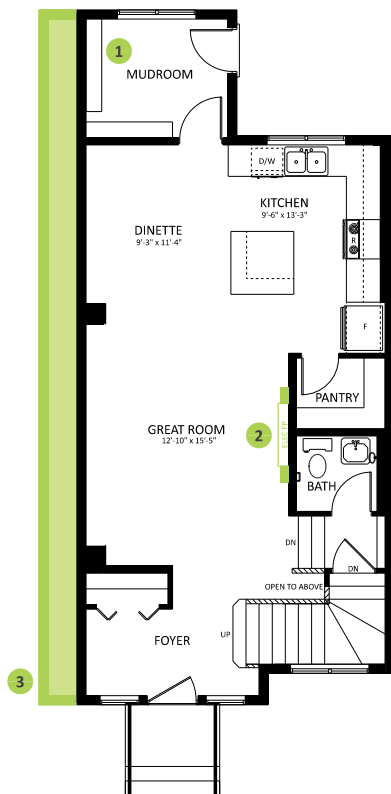
1564 SQ FT  
181 Charlesworth Dr SW



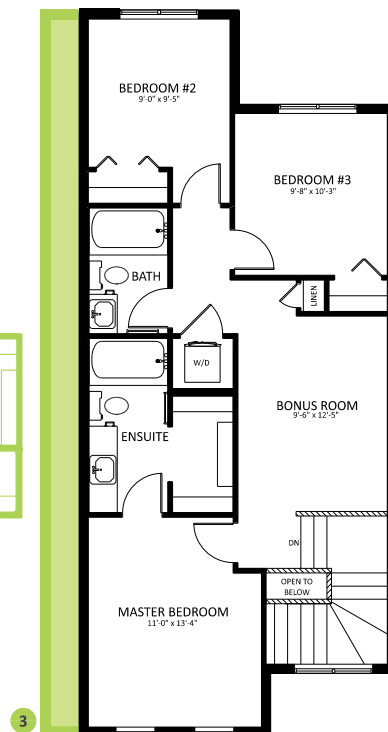
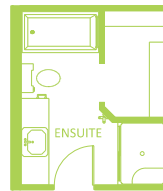
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**Main Floor**  
784 SQ FT



**Second Floor**  
780 SQ FT