



BEDROCK
HOMES

CARA H

1388 SQ FT
177 Charlesworth Dr SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton
587.521.5869
hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034810
Lot 19, Block 14, Plan 192-2728

DETAILS

- A contemporary home with a unique L-shaped kitchen, flushed eating bar separating the living room from the central kitchen, with an upgraded 41" upper soft close cabinets.
- 3 bedroom, 2.5 bath, 9 ft main floor and 2nd floor foundation walls. Completed with a 20'x22' garage pad.
- Cozy up to your main floor linear electric fireplace. Recessed HDMI box with duplex outlet & 2 HDMI cable added above linear electric fireplace for TV electrical & audio/visual connection.
- Includes six brand new energy rated Samsung appliances. Four stainless steel kitchen appliances, and white finish front load washer and dryer with advanced moisture drying sensor.
- Modern home technology package includes Brilliant Home System (Google assistant or Alexa built-in), Ring video doorbell, Weiser Halo wi-fi Smart keyless lock with touch screen.
- State of the art mechanical system controlled by Ecobee thermostat with the ability to communicate remotely through its own app for maximum efficiency.
- Equipped with a heat recovery ventilator (HRV) is a ventilation device that helps make your home healthier, cleaner, and more comfortable by continuously replacing stale indoor air with fresh outdoor air.
- High quality, low maintenance luxury vinyl flooring on the main floor, second floor laundry and bathrooms. This easy to maintain flooring, is water-proof and stain resistant.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- Painted basement floor and the removable 5' x 2' dual slider basement windows, are wide enough to fit drywall through for future basement development.
- Includes community address plaque.

BUILT TO LAST \ \ **BEDROCKHOMES.CA**

SPEC 2022 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.



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Main Floor
708 SQFT SQ FT

Second Floor
680 Sqft SQ FT

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