



BEDROCK
HOMES

SASHA K

1564 SQ FT
175 Charlesworth Dr SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034811
Lot 20, Block 14, Plan 192-2728

DETAILS

- A modern 3 bedroom, 2.5 bath home with a corner kitchen, flushed central island with storage cabinets.
- Well appointed floor plan with spacious living room, dinette, and mudroom. Additional space for entertainment in the 2nd floor bonus room.
- Upgrades include, 41" upper soft close kitchen cabinets, fireplace and railing in the main and 2nd floor.
- Recessed HDMI box with duplex outlet & 2 HDMI cable added above linear electric fireplace for TV electrical & audio/visual connection.
- Leading edge high efficiency mechanical system controlled by Ecobee smart thermostat and Brilliant Home System (Alexa built-in), Ring video doorbell, Weiser Halo wi-fi Smart Lock with touch screen.
- Completed with brand new Samsung stainless steel kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sink.
- High efficient, energy saving LED light bulbs in all light fixtures on the ceiling.
- Equipped with a carbon monoxide detector, high efficiency furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- Includes community address plaque.

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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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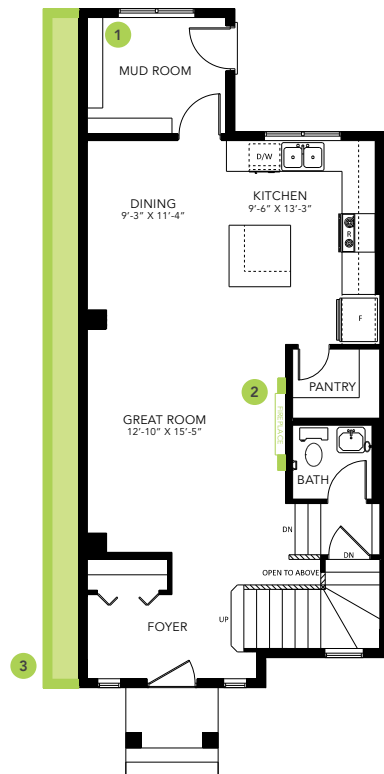
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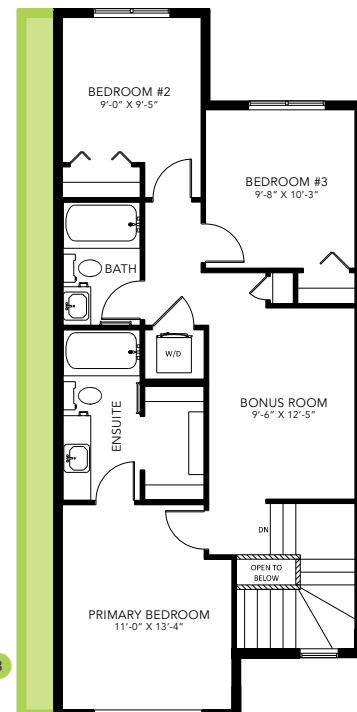
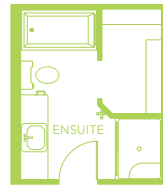
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Main Floor
784 SQFT SQ FT



Second Floor
780 Sqft SQ FT

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