



BEDROCK
HOMES

DAYA K

1493 SQ FT
171 Charlesworth Dr SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

hillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-034813
Lot 22, Block 14, Plan 192-2728

DETAILS

- Corner lot, 3 bedroom, 2.5 bathroom home built with a main floor den. 20'x22' rear detach garage included.
- Built with a side entry to the basement, 9.4 ft foundation walls and rough-ins for future a future suite.
- Central kitchen counter with 9ft flush eating bar, stainless steel double compartment undermount sink; pull-down handle sprayer.
- Included upgrades are the 41" upper cabinets throughout the kitchen, and side windows added to the dinette, pantry, upstairs bedroom and main bath.
- Completed with brand new Samsung stainless steel kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- 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.
- 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.
- Weather resistant precast concrete exterior steps that requires no maintenance, and the exterior walls and ceilings are vapor sealed.
- Painted basement floor and the removable 5' x 2' dual slider basement windows, are wide enough to fit drywall through for future basement development.

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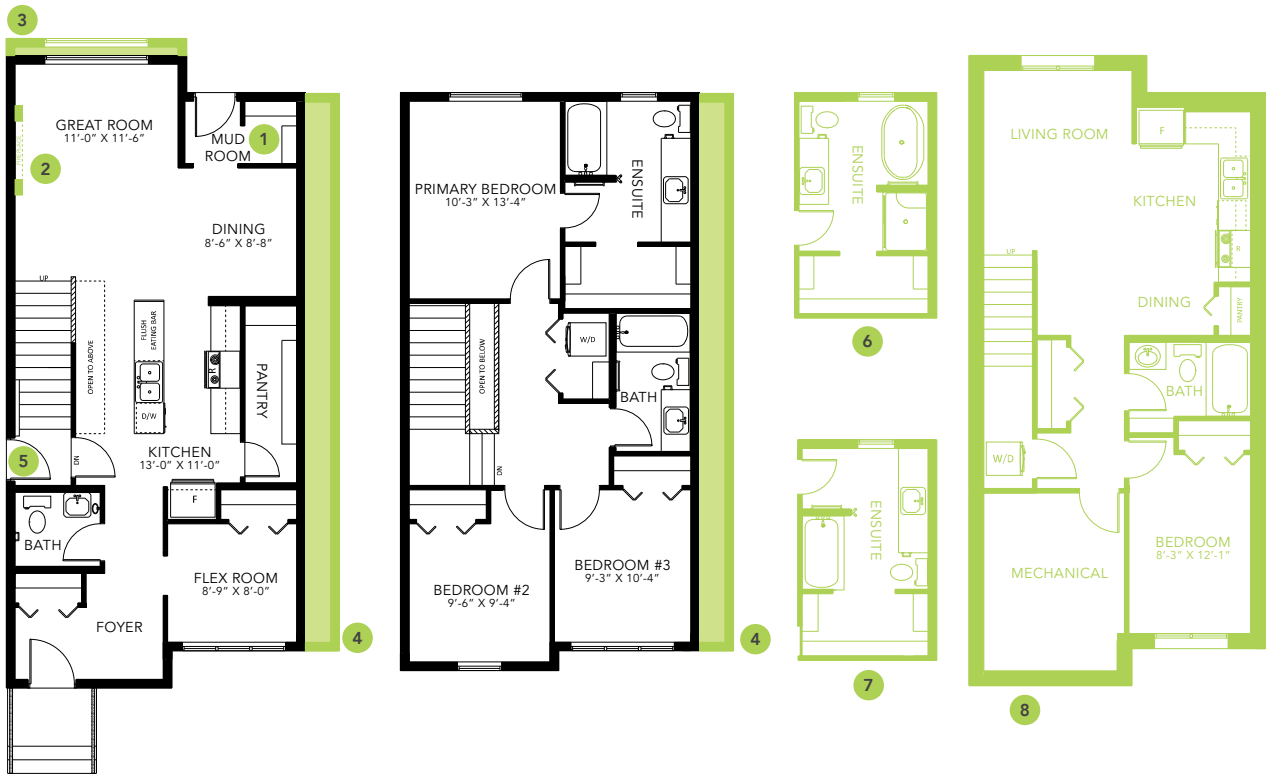
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Main Floor
808 SQFT SQ FT

Second Floor
685 Sqft SQ FT