



BEDROCK
HOMES

ATHENA K

1660 SQ FT
211 Charlesworth Drive SW



THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

thehillsatcharlesworth@bedrockhomes.ca

Job # CHH-0-035325
Lot 2, Block 14, Plan 222-0203

DETAILS

- Includes 3 bedrooms 2 full bathrooms with stand up showers in the 2nd floor and a central bonus room.
- A 4th bedroom in the main floor with full bathroom, along with spacious living room, dinette and kitchen with a walk-in pantry
- Built with a side entry to the basement, 9.4 ft foundation walls and rough-ins for a future suite.
- Six Samsung appliances. Four stainless steel kitchen appliances, and white finish front load washer and dryer
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- Completed with 96% high efficiency furnace system, also equipped with a humidifier, and HRV (Heat Recovery Ventilator)
- 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
- Weather resistant precast concrete exterior steps that requires no maintenance, and the exterior walls and ceilings are vapour sealed.
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- High efficient, energy saving LED light bulbs in all light fixtures on the ceiling
- Includes community address plaque
- All ductwork is cleaned prior to moving in

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

SPEC 2023 - 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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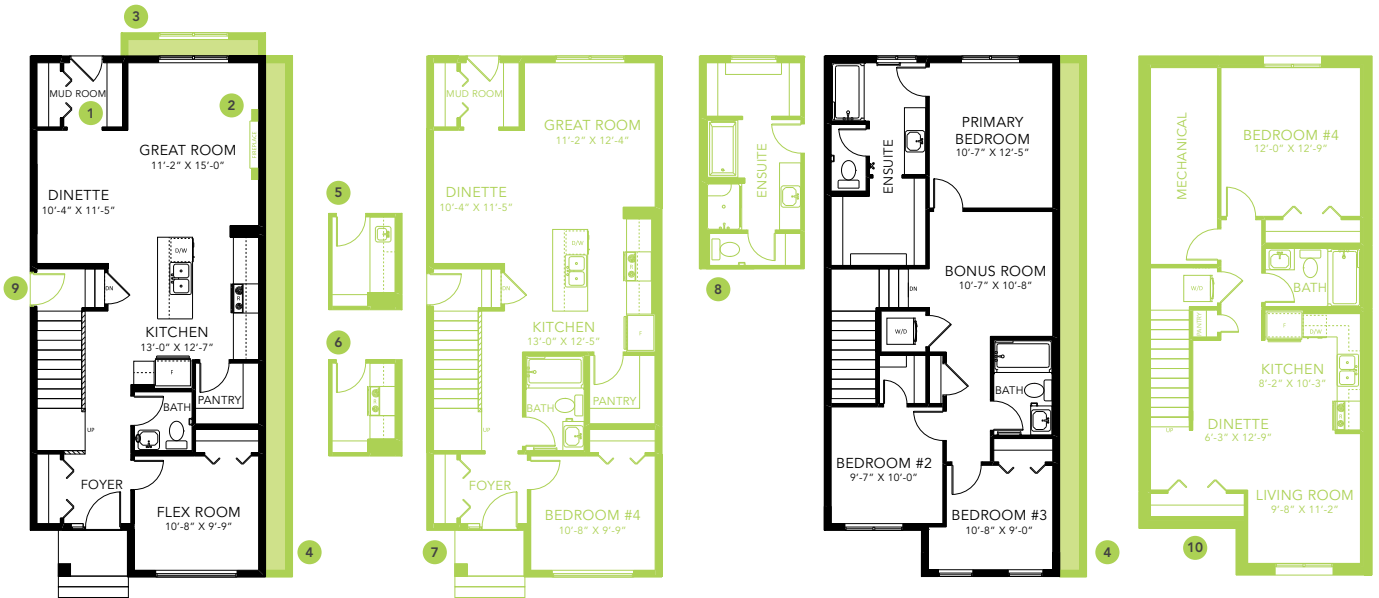
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Main Floor
857 SQ FT

Second Floor
803 SQ FT

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