



**BEDROCK**  
HOMES

# ATHENA P

1660 SQ FT  
732 35 Street SW



## THE HILLS AT CHARLESWORTH SHOWHOME

328 – 40 Street SW, Edmonton

587.521.5869

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

Job # CHH-0-035330  
Lot 41, Block 7, Plan 212-1792

## DETAILS

- Built with 3 bedrooms and a bonus room in the 2nd floor and a side entry for future basement development.
- Modified den into a bedroom with full bathroom in the main floor for your guests.
- Six Samsung stainless steel kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Home automation package - including smart home console, a video doorbell, and smart lock system for enhanced home security
- Upgrades include, 41" upper soft close kitchen cabinets, recessed cable port box added above linear electric fireplace for TV & audio/visual connection and railing in the main floor,
- High efficiency energy saving LED light bulbs in all light fixtures on the ceiling
- Low VOC and maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sinks.
- 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
- Equipped with a carbon monoxide detector, high efficiency furnace, humidifier and HRV (Heat Recovery Ventilator)
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- Easy maintenance luxury vinyl flooring in the main floor, second floor laundry and bathrooms
- Weather resistant precast concrete exterior steps that require no maintenance. Exterior walls and ceilings are vapour sealed.
- Includes community address plaque
- All ductwork is cleaned prior to moving in

BUILT TO LAST \\ [BEDROCKHOMES.CA](http://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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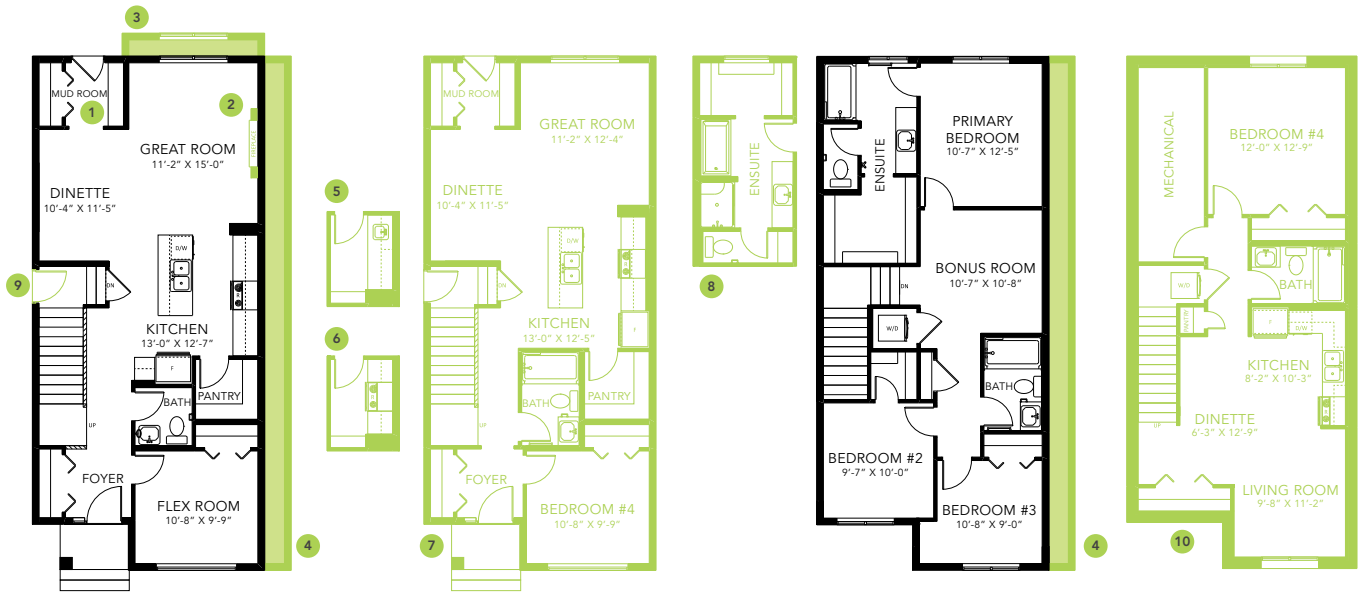
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**Main Floor**  
857 SQ FT

**Second Floor**  
803 SQ FT