



**BEDROCK**  
HOMES

# ATHENA K

1660 SQ FT  
740 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-0-035332  
Lot 43, Block 7, Plan 212-1792

## DETAILS

- Built on a corner lot, with 3 bedrooms and a central bonus room on the upper level and a 4th bedroom in the main floor.
- Built with a side entry to the basement, 9.4 ft foundation walls and completed with a 20"x22" finished rear detached garage
- Spacious living room, dinette and central kitchen with a corner walk-in pantry, and 41" soft close upper cabinets
- Additional upgrades are 400 CFM chimney hoodfan w/ glass canopy, linear electric fireplace, and TV & audio/visual connection port.
- Completed with brand new 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
- 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
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs under pad
- 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 vapour 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.
- 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.



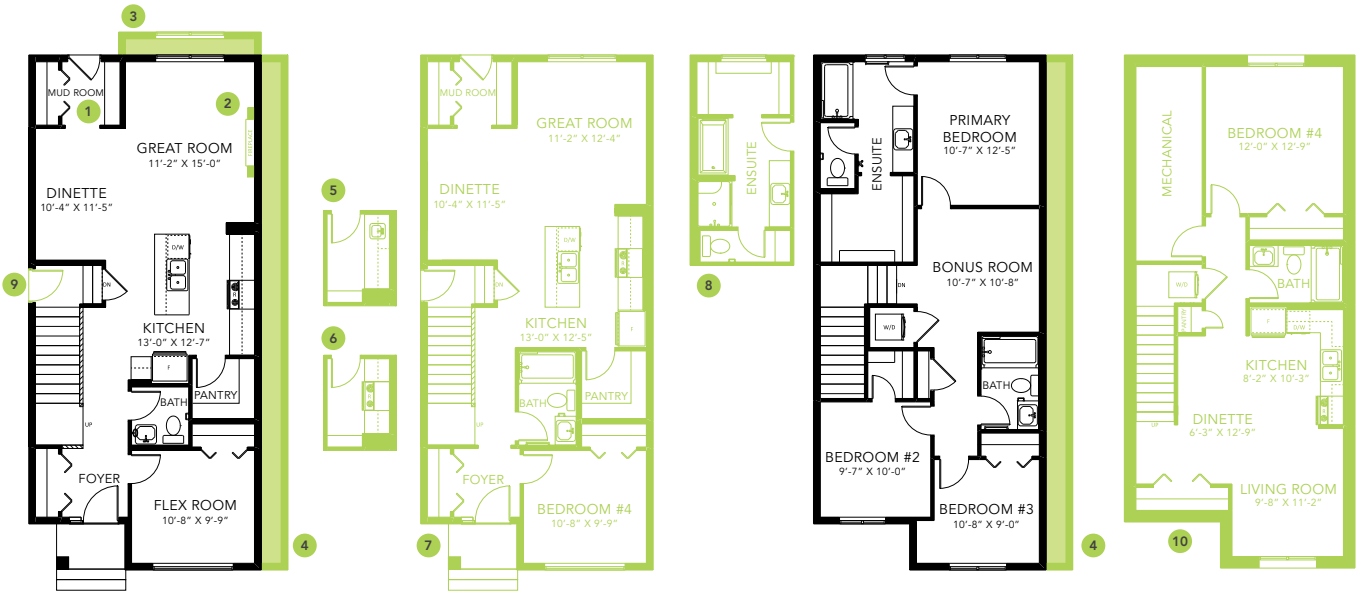
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**Main Floor**  
857 SQ FT

**Second Floor**  
803 SQ FT