

1406 SQ FT
7350 Chivers Crescent SW



CREEKWOOD COLLECTIONS AT CHAPPELLE SHOWHOME

7363 Chivers Crescent SW, Edmonton
780-440-4016
creekwood@bedrockhomes.ca

Job # CRK-0-034440
Lot 60, Block 34, Plan 182-3306

DETAILS

- Single front attached garage half duplex, with spacious upgraded U shaped kitchen with walk-in pantry. This home have 3 bedrooms and 2.5 bathrooms, 2nd floor laundry and ample storage space in the mudroom.
- Each half of the duplex has its own 2x4 wall which means no shared studs. Walls are also completed with 2 layers of fire-resistant materials with sound reducing qualities and one additional layer of sound deadening natural wood fiberboard.
- Recessed HDMI box with duplex outlet & 2 HDMI cable added above linear electric firepiece for TV electrical & audio/visual connection
- Completed with brand new Samsung stainless steel kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Equipped with smart home thermostat with wi-fi capability, self-programmable with the app. It learns daily activity, energy usage, humidity monitoring and sends filter status notification
- Adapt with the modern technology with your Brilliant Home System (Alexa built-in), Ring video doorbell, Weiser Halo wi-fi Smart Lock with touch screen
- Kitchen, main floor hallway, foyer and second floor hallway includes energy saving surface mount LED pot light package
- Low VOC, maintenance free quartz counter top in the main kitchen, and second floor bathrooms with undermount sink.
- Built to last. Garage foundation is poured at the same depth as the basement, to prevent garage slab damage and reduce shifting of the living space above garage
- 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
- Advanced wear and stain protection carpet with 35 oz. weight and 8 lbs. under pad.
- Easy care, décor pleasing, high quality, luxury vinyl flooring on the main floor, second floor laundry and bathrooms.
- Clean and painted basement floor with a 3 pc bath roughed in. The removable 5' x 2' dual slider basement windows, are wide enough to fit drywall through for future basement development.

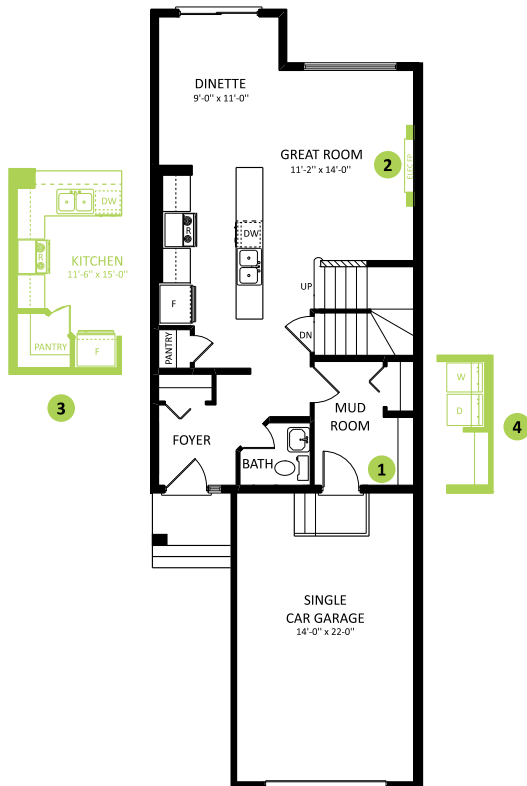
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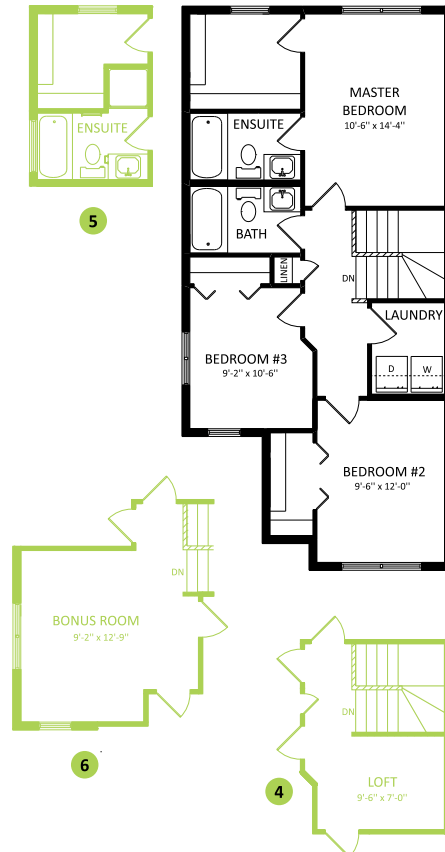
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Main Floor
680 SQ FT



Second Floor
726 SQ FT