



## KINGLET BY BIG LAKE SHOWHOME

5708 Lark Point NW, Edmonton

587.589.0372

kinglet@bedrockhomes.ca

Job # KNG-0-034640  
Lot 4, Block 3, Plan 202-0424

Over  
**\$30,000**  
in Designer  
Upgrades

## DETAILS

- 3 spacious bedrooms with 2.5 bathrooms, second floor bonus room, and more!
- All countertops throughout the home are gorgeous 1¼" quartz.
- Durable luxury vinyl flooring carried through main floor and second floor wet areas.
- Open spindle railings on the first and second floor providing a sleek visual appeal and design.
- Upgraded kitchen cabinetry to include a modern two tone selection of Vanilla and Oak.
- Beautiful modern French door with frosted glass on pantry providing a stylish visual.
- Convenient USB ports in kitchen and master bedroom for ease of charging devices.
- 6 piece Samsung appliance package included; stainless steel kitchen appliances, white front load washer and dryer.
- Main floor den with functional barn doors. You could use this space as an office, play room, or fourth bedroom.
- Electric fire and ice linear fireplace with timer and various settings located in the great room.
- Recessed HDMI box located above linear fireplace in great room for ease of TV mount.
- Master bedroom ensuite is complete with a modern soaker tub, tiled walk in shower, 10 mm shower barn style door, and double sinks.
- Conduit added for future media cables included in master bedroom.
- Triple pane low E argon filled Energy Star rated windows; contributing to cost and energy efficiency.



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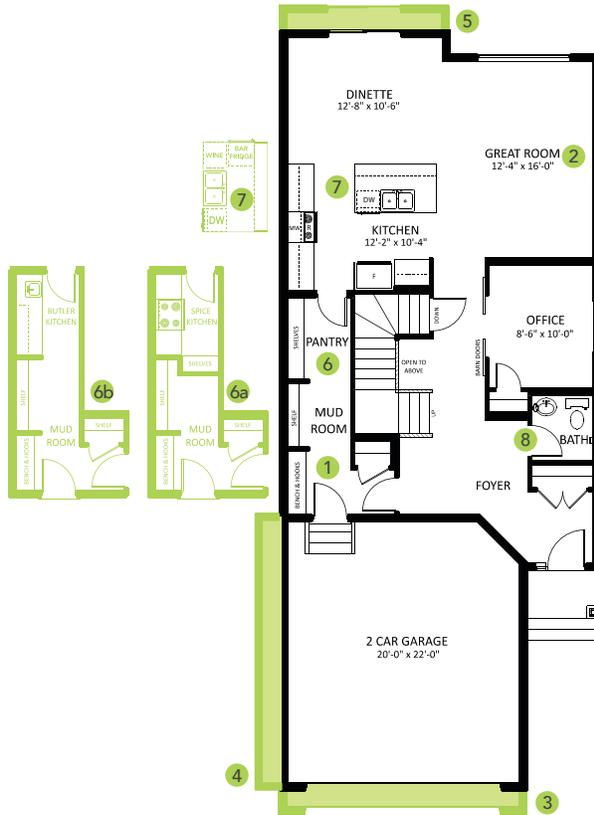
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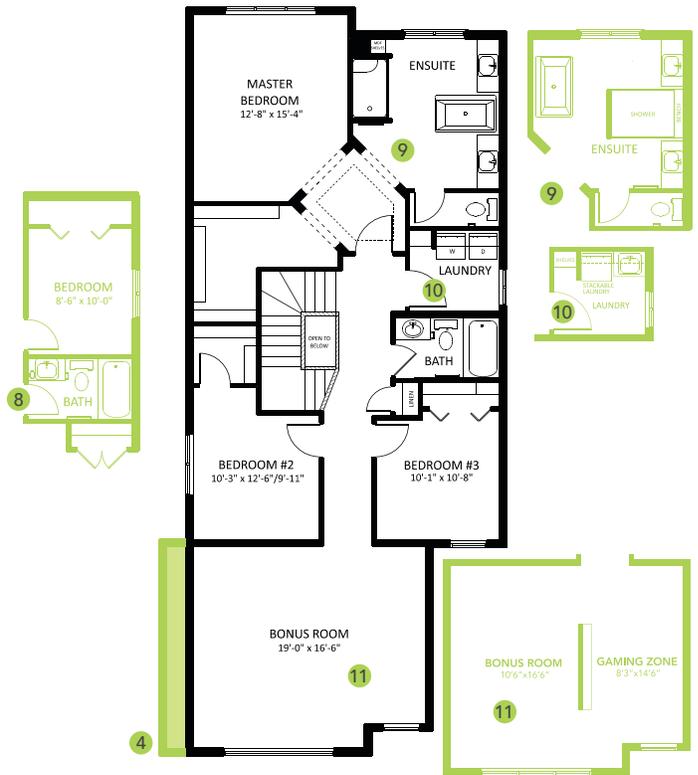
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**Main Floor**  
1048 SQ FT



**Second Floor**  
1384 SQ FT