



**BEDROCK**  
HOMES

# RUBY H

1928 SQ FT  
5345 Lark Landing



## KINGLET SHOWHOME

5708 Lark Point NW, Edmonton  
825-512-1050  
kinglet@bedrockhomes.ca

Job # KNG-0-035078  
Lot 56, Block 3, Plan TBD

## DETAILS

- Additional Value of Upgrades \$47,175
- Relax and take a deep breath in this roomy open concept three bedroom two and half bathroom home that stuns with a walkout basement with 9 ft ceilings.
- Highly durable luxury vinyl flooring carried through main-floor and wet areas including bathrooms and laundry room
- The Ruby is a one of a kind home with an L shaped kitchen and window over the sink to keep an eye on your children as they safely play in your backyard.
- In your great room you can sit by your linear electric fire and ice fireplace with timer and various settings. Now you can warm up on those cold winter days!
- Rear pressured treated wood deck just off of your dining room makes it easy to host dinners with your family outside!
- This large mudroom is space to remove (muddy) boots, coats and wet clothing before entering the main house. With storage to ensure the main areas of the home stay clean and tidy.
- Modern open metal spindle railings on first and second floor providing a sleek visual appeal and design.
- Convenient conduit added for future media cables included in Primary Bedroom.
- The second floor laundry room is extremely convenient. Save your back from carrying heavy loads of laundry upstairs.
- 6-pc Samsung Appliance package included; all kitchen appliances stainless steel and laundry appliances located on the second floor are white.
- HRV providing a continuous air flow throughout entire home to not only exhaust stale, humid air and odours from home but also reduce condensation, mold, mildew, etc.
- Triple pane low E argon filled energy star rated windows; contributing to cost and energy efficiency
- Stunning heritage exterior elevation upgraded with grand stone accents.

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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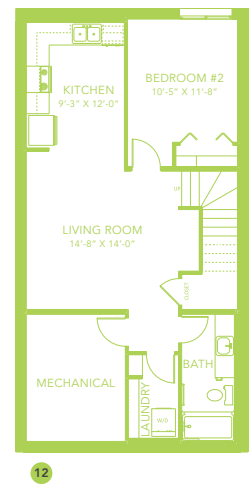
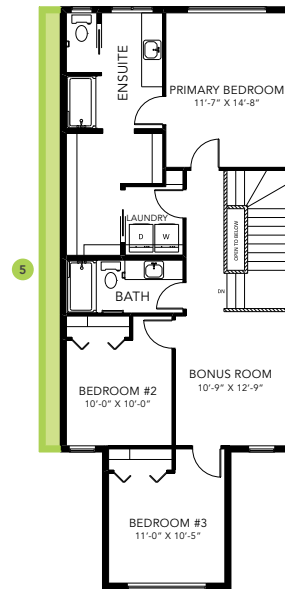
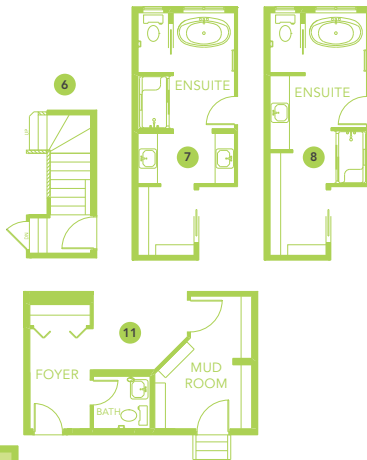
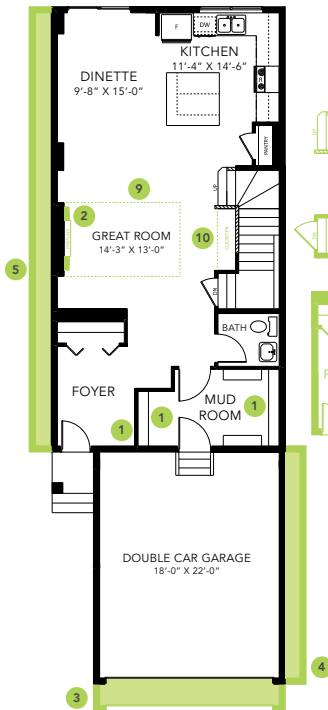
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