



BEDROCK
HOMES

SASHA P

1564 SQ FT
5350 Lark Landing



KINGLET SHOWHOME

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

Job # KNG-035088
Lot 36, Block 5, Plan 222-0235

DETAILS

- This 3 bedroom 2.5 bathroom home comes with everything you need and more!
- Walk in the door and leave your boots and coat in the mudroom while enjoying your luxury vinyl flooring throughout the main floor and upstairs wet areas!
- Ah yes the kitchen! Where everyone loves to be! Well have no fear, this L shaped kitchen is complete with beautiful quartz countertops along with a corner pantry and sun filtering in through the window over the sink is a hosts dream!
- To top your kitchen off Bedrock Homes adds 6 Samsung appliances included is stainless steel kitchen appliances, and white front load washer and dryer for your upstairs laundry room.
- The railing on the main floor allows natural light to filter right from the great room to the kitchen.
- To warm you up in the winter is an Electric linear fire place with timer and various settings located in the great room. Change the color of your flame to fit your mood.
- Upstairs you'll find your primary suite with walk in closet and a ensuite that is waiting to take you away from the stresses of the day!
- A second relaxing area awaits you upstairs in your bonus room, or turn it into a games room or office!
- You will feel safe and secure in this smart home that features a "Brilliant" 4 switch light control and ring video doorbell.
- Don't worry about high heating costs with your triple pane low E argon filled energy star rated windows; contributing to cost and energy efficiency.
- 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.

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.

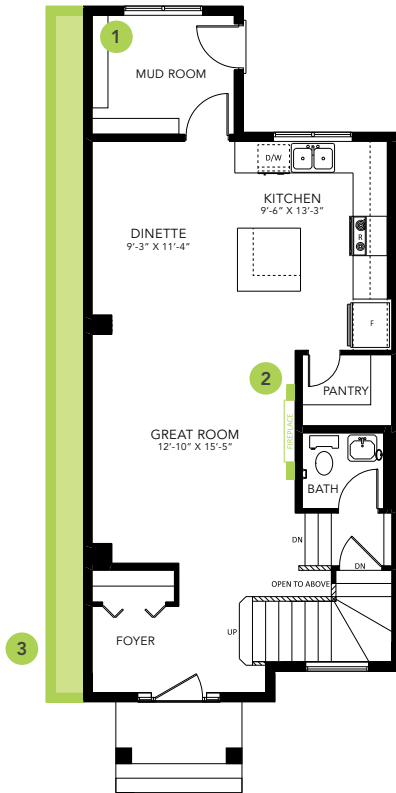
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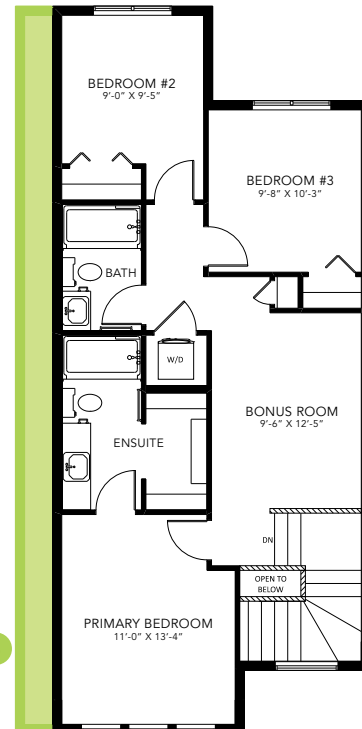
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Main Floor
808 SQ FT



Second Floor
693 SQ FT

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