



## ONE AT KESWICK SHOWHOME

2113 Koshal Way SW, Edmonton  
587.521.6580  
oneatkeswick@bedrockhomes.ca

Job # KWK- 0-034261  
Lot 16, Block 12, Plan 172-3548

## DETAILS

- Large, pie-shaped, south facing backyard
- Upgraded paint grade railing with metal spindles
- Upgraded splatter texture on ceilings throughout
- Linear electric fireplace with HDMI wiring for TV mounting above
- White cabinets (Monaco Vanilla) throughout, with pot and pan drawers in the kitchen
- Ceramic tile backsplash in kitchen, subway pattern
- Pot lights in the kitchen
- Grey quartz countertops with undermount sinks throughout (Hanstone Metropolitan)
- Grey luxury vinyl plank floors (Divine Quest North Face)
- SmartStrand stain-proof carpet upstairs (Mohawk True Harmony Bittersweet)
- Porcelain tile tub and shower surround
- 6 Samsung stainless steel appliances
- Triple pane low E Argon filled Energy Star rated windows
- Heat Recovery Ventilator, high efficiency furnace and 50 gallon hot water tank
- Second floor laundry
- 3 bedrooms, 2.5 baths



**BEDROCK**  
HOMES

# SOFIA ASHBURY

1434 SQ FT  
2450 Kelly Circle SW



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**Main Floor**  
680 SQ FT

**Second Floor**  
754 SQ FT