



BEDROCK
HOMES

RYLEE P

1989 SQ FT
3343 Kulay Way SW



ONE AT KESWICKSHOWHOME

2745 Koshal Place SW, Edmonton
587-521-6580
oneatkeswick@bedrockhomes.ca

Job # KWK 0-035033
Lot 18, Block 21, Plan 222-0111

DETAILS

- 1 block away from Joey Moss K-9 Public School Opening Fall 2022
- Pie shaped lot with large back yard
- 9 ft. ceilings on the main floor
- Bonus room upstairs
- Spindle railing on main and second floor creating an open staircase top to bottom
- Splatter texture ceiling (as opposed to popcorn texture)
- LED pot lights throughout
- Huge Master Bedroom
- 3 pc. Ensuite with fiberglass stand-up shower and huge walk-in closet
- Walk through pantry direct from Garage mudroom entry
- 50" fireplace in the great room that includes HDMI and power above the fireplace so no wires are visible to the TV
- White cabinets throughout (KitchenCraft Soho Thermofoil Satin White), finished to the ceiling in the kitchen, with contrasting black pulls and soft close action
- Grey quartz countertops in kitchen and upstairs bathrooms with undermount sinks (Sudbury)
- Luxury vinyl plank flooring throughout main floor and wet areas (Divine Quest North Face)
- Stain-proof carpeting upstairs (Effortless Choice Mindful)
- 6 pc. Stainless Steel appliances with white high efficiency front load washer/dryer
- Triple pane, low-E argon filled Energy Star rated windows
- Heat recovery ventilator, high efficiency gas furnace and 80 gallon electric hot water tank
- Brilliant Home Technology (includes built-in control panel, video doorbell, smart Ecobee thermostat, programmable LED potlights lights, keyless entry, built-in Alexa capability, and access to the Brilliant Home app)
- 6 pc. Stainless Steel appliances with white high efficiency front load washer/dryer

BUILT TO LAST \ \ **BEDROCKHOMES.CA**

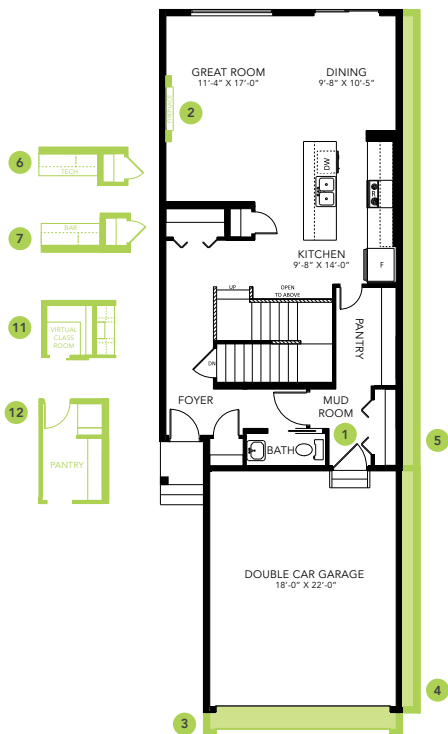
SPEC 2021 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.



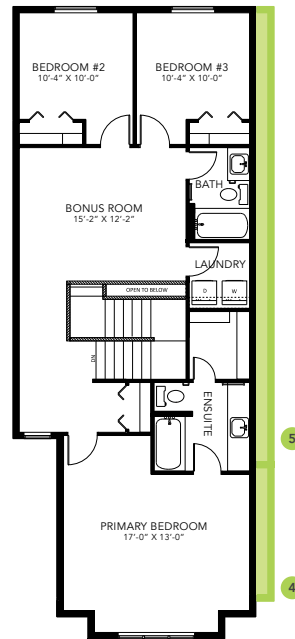
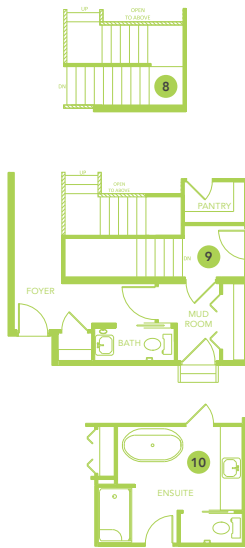
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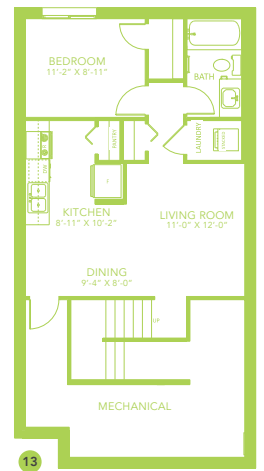
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Main Floor
922 SQ FT



Second Floor
1067 SQ FT



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