



BEDROCK
HOMES

RUBY K

1928 SQ FT
3223 Kulay Way SW



ONE AT KESWICKSHOWHOME

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

Job # KWK 0-035054
Lot 61, Block 10, Plan 212-2788

DETAILS

- 1 block away from Joey Moss K-9 Public School Opening Fall 2022
- 2' wider garage due to larger lot meaning extra side yard as well
- 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
- Ensuite bath features dual sinks in a large vanity with a tiled shower with upgraded 10mil barn door plus a huge walk in closet
- Kitchen at the back of the home with the sink under a window looking to the backyard
- 50" fireplace in the great room that includes HDMI and power above the fireplace so no wires are visible to the TV
- Grey cabinets throughout (KitchenCraft Soho Thermofoil Satin Sleet), 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 (Flint)
- Luxury vinyl plank flooring throughout main floor and wet areas (Divine Quest North Face)
- Stain-proof carpeting upstairs (True Harmony Eclipse)
- 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
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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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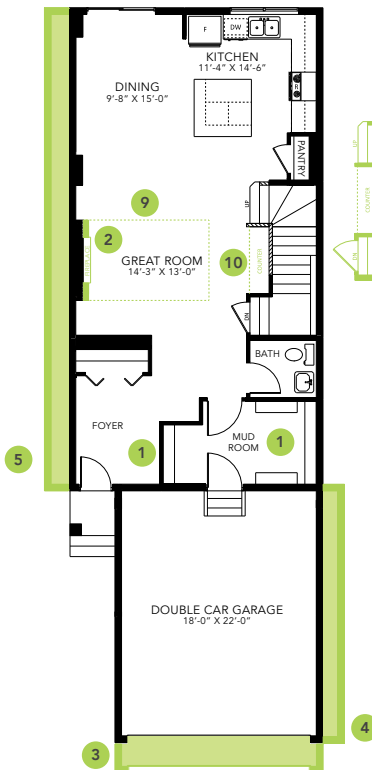
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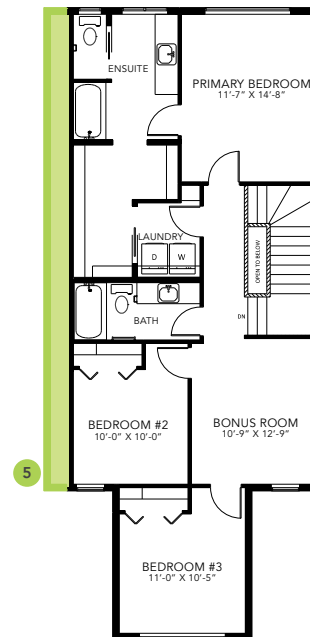
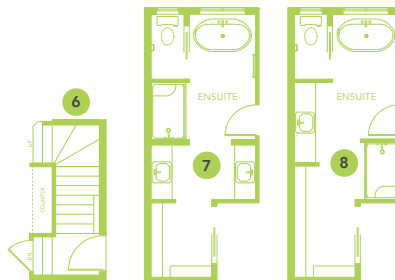
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Main Floor
924 SQ FT



Second Floor
1004 SQ FT



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