



BEDROCK
HOMES

ATHENA P

1660 SQ FT
3514 Kulay Link SW



ONE AT KESWICK SHOWHOME

3411 Kulay Green SW, Edmonton

587-521-6580

oneatkeswick@bedrockhomes.ca

Job # KWK 5374

Lot 27, Block 22, Plan 222-1722

DETAILS

- Walking distance to Joey Moss K-9 School and Close access to Joan Carr K-9 Catholic School.
- Every Bedrock Home comes complete with a smart home technology system that includes: Smart thermostat, video doorbell & Wi-Fi Smart keyless lock with touch screen and a Smart Home Hub. (Built in Brilliant optional)
- Separate side entrance and 9'4" foundation height perfect for future rental suite.
- Main floor 4th bedroom and 3rd full bathroom with walk in tiled shower added for a total of 4 beds and 3 full baths
- East front and west facing backyard perfect for those afternoon BBQ gatherings in the yard.
- 2nd floor laundry and linen closet for ease and convenience
- Splatter Texture Ceilings included vs "popcorn ceilings"
- Quartz counters and undermount sinks in the kitchen and all bathrooms with vanities are included in every bedrock home.
- All Bedrock homes include a complete appliance package delivered and installed: Stainless Steel kitchen appliances including a 28 cu. Ft. french door fridge with bottom pull out freezer and ice machine, a 5 burner range, an OTR microwave and a built-in dishwasher. The Laundry is high efficiency front load washer and dryer in white.
- Triple pane, low-e argon filled Energy Star rated windows
- 20x20 rear garage pad with built up curbing for future garage and you can have us build the garage for you as part of your purchase.
- Energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank and Bedrock's "Hotbox" system.
- Gem Cabinets: Emerge Monaco Linear Ash (Flat Slab)
- White quartz counters throughout: Diavik 3/4" Thick
- Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas: Dream Roads Series Groat
- Stain Proof Carpeting by Mohawk - Portico Collection: True Harmony - Silverado

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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