



BEDROCK
HOMES

ATHENA P

1660 SQ FT
3508 Kulay Link SW Edmonton, AB



ONE AT KESWICK SHOWHOME

3411 Kulay Green SW, Edmonton
587-521-6580
oneatkeswick@bedrockhomes.ca

Job # KWK 5377
Lot 30, 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.
- 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.
- 20x22 rear garage pad with built up curbing for future garage (compared to 20x20 parking pad). Ask us to build the garage for you as part of your purchase.
- 2nd floor laundry and linen closet for ease and convenience
- Quartz counters and undermount sinks in the kitchen and all bathrooms with vanities are included in every bedrock home.
- Primary ensuite features a stand up shower, seperate soaker tub and dual sinks in the vanity.
- 50" Linear Ortech LED electric fireplace complete with electrical and conduit above to mount your TV above.
- Splatter Texture Ceilings included vs "popcorn ceilings"
- 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.
- Triple pane, low-e argon filled Energy Star rated windows
- Gem Cabinets: Emerge Monaco Vanilla (Flat Slab)
- White quartz counters throughout: Crystal Crescent 3/4' thick.
- Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas: Dream Roads Series Whyte
- Stain Proof Carpeting by Mohawk - Portico Collection: Effortless Choice: Mindful

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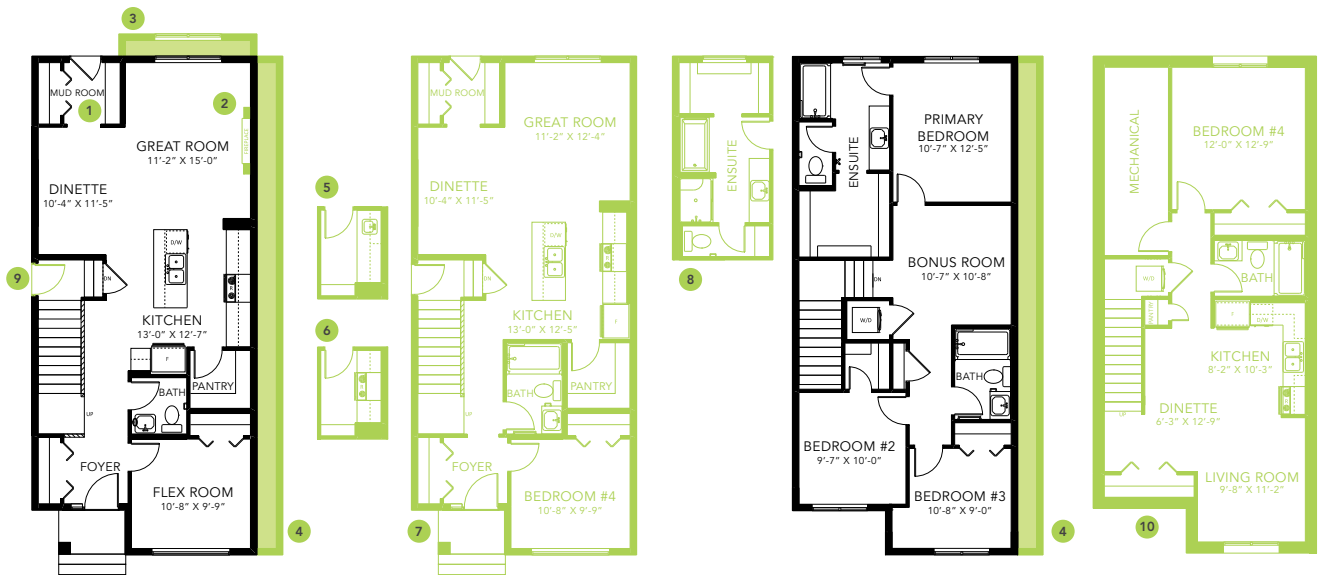
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Main Floor
857 SQ FT

Second Floor
803 SQ FT