



BEDROCK
HOMES

SASHA P

1564 SQ FT
3506 Kulay Link SW Edmonton, AB



ONE AT KESWICK SHOWHOME

3411 Kulay Green SW, Edmonton

587-521-6580

oneatkeswick@bedrockhomes.ca

Job # KWK 5378

Lot 31, 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)
- Paint grade railing with straight metal spindles between main and second floor
- 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.
- 50" Linear Ortech LED electric fireplace complete with electrical and conduit above to mount you TV above
- 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, separate soaker tub and dual sinks in the vanity.
- 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.
- Triple pane, low-e argon filled Energy Star rated windows
- Splatter Texture Ceilings included vs "popcorn ceilings"
- East front and west facing backyard perfect for those afternoon BBQ gatherings in the yard.

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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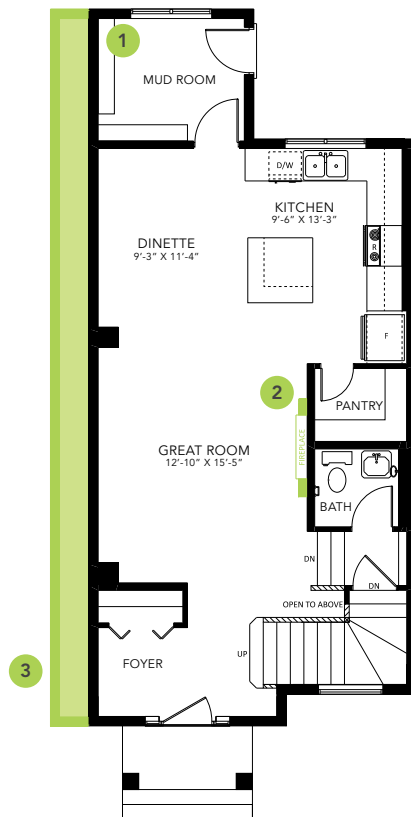
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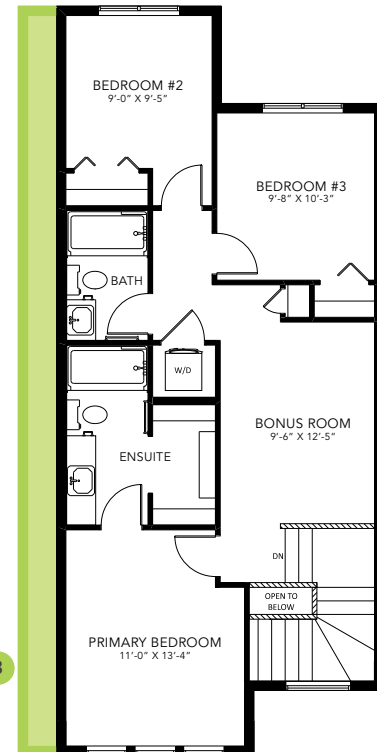
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Main Floor
784 SQ FT



Second Floor
780 SQ FT

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