

1434 SQ FT  
1 Linden Place



## LIBERTY LANDING SHOWHOME

43 Memorial Parkway, Red Deer

587.272.0933

libertylanding@bedrockhomes.ca

Job # LBY-0-034662

Lot 64, Block 6, Plan TBD

## DETAILS

- This comfortably sized 3 bedroom, 2.5 bathroom duplex is sized perfectly whether you are searching for your first home, or looking to downsize into something a little more compact.
- The curb appeal of this home is classic and stylish, with cultured stone and Sagiper detailing.
- Walk through the front entry way of this home, and be greeted by a large foyer with convenient shelving, and a large closet where guests can quickly deposit their jackets.
- Large windows flood the open concept living area with natural lighting. Combined with the upgraded splatter texture ceilings on the main floor it will be hard to believe you are in a duplex.
- The staircase is accented by a paint grade poplar railing, which adds to the open feel of the main floor living area.
- The list of features in this gorgeous kitchen are endless! Including a large corner pantry, oversized island with eating bar, upgraded subway tile backsplash, quartz countertops, under mounted sinks, soft close drawers, durable vinyl plank flooring and a 5 piece Samsung appliance package.
- After entertaining guest in the designer kitchen, retire to the great room, where you can sip cocktails and relax around a cozy linear electric fireplace.
- The luxurious master suite features a private full sized ensuite bathroom, and still has room for a huge walk in closet.
- The convenient second floor laundry ensures you will never again have to carry heavy hampers of clothing up and down the stairs.
- The 2 secondary bedrooms on the second floor are perfect for the kids, or turn one room into a private office, so that you can work in the comfort of your own home.
- A massive mudroom off the garage entry, gives you a plethora of storage space for all of your outdoor gear.
- We've all been there: running late for work, and you dash outside, only to see your vehicle covered in several inches of snow that you now have to sweep off. Park your car in the single attached garage, and ensure this situation never arises again!
- Our homes come standard with state of the art technology, such as media cable conduits, USB charging ports in the kitchen, and smart thermostat with Wi-Fi capability and app control. Our homes also feature Hear Recovery Ventilator and a high efficiency furnace and hot water tank.



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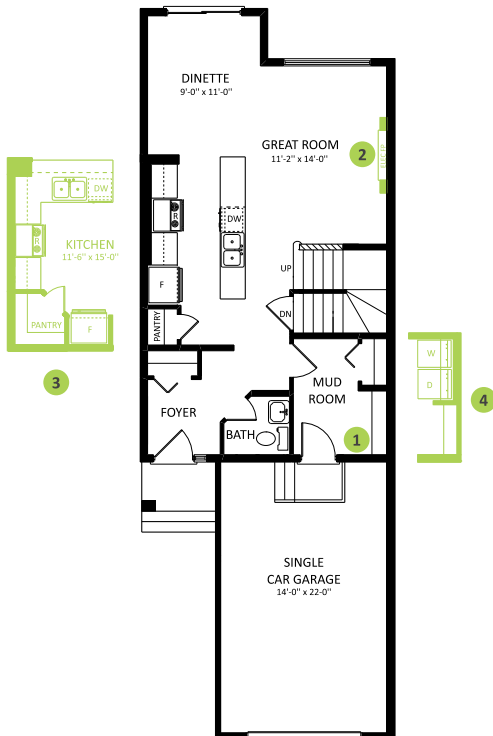
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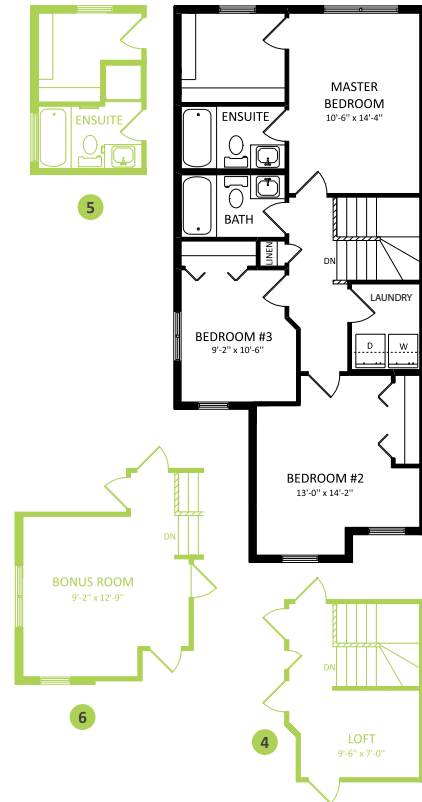
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**Main Floor**  
680 SQ FT



**Second Floor**  
754 SQ FT

SOFIA ASHBURY