

Callie B at 411 30 Ave NW

Get Cash Back

BED	BATH	SQ FT	HOME STYLE
4	3	2432	FRONT ATTACHED GARAGE HOME

GARAGE TYPE

DOUBLE ATTACHED



QUICK POSSESSION

BLOCK:	22	LOT:	7
STAGE:	12	JOB:	MPC-0-035245

COMMUNITY



SHOWHOME ADDRESS

Single Family Home with Front Attached Garage

523 - 37 Avenue NW

Single Family Home with Rear Detached Garage

451 - 37 Avenue NW

SHOWHOME HOURS

Monday - Thursday from 3 - 8PM

Weekend and Holidays from 12 - 5PM

CONTACT

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Model Features

- This Callie B model features stunning upgraded touches throughout that make it a standout home. It offers an open-concept main floor with a well thought out kitchen and convenient walk-through pantry to the mudroom, just off the double car garage.
- Upstairs you will find three bedrooms, a full bathroom, a bonus room at the front of the home, laundry room, and a large primary bedroom.

- The primary bedroom includes a huge walk-in closet and a 5-piece upgraded ensuite with a soaker tub, tiled shower and dual vanities.
- This 2432 Sq Ft home is backing onto green space and is built on a 26' pocket traditional home site!
- A well designed kitchen with a complete appliance package that includes Stainless Steel kitchen appliances.
- The Laundry is a high efficiency front load washer and dryer in white.
- 9' ceilings on the main floor.
- 50" linear electric fireplace with custom detail in the great room.
- Built with a main floor bedroom and full bathroom, which features an upgraded tiled shower
- Spacious living room, dinette, and central kitchen.
- 41" soft close upper cabinets.
- Spindle railing on the stairs and upper hall to create an open feel from the main floor to the upper level.
- Large bonus room on the second floor.
- Energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, and 96.5% efficient and direct vented furnace, 80gal hot water tank and Bedrock's "Hotbox" system.
- Quartz counters in the kitchen and all bathrooms.
- Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas.
- Every Bedrock home comes complete with a modern Alexa smart home technology system (Smart Home Hub), Eco bee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen.
- Advanced wear and stain protection carpet w/35oz. weight and 8 lbs. under pad.
- Painted basement floor and removable 5'x 2' dual slider windows.
- Basement windows are wide enough to drywall through for future basement development.
- All duct work is cleaned prior to moving in.

Floor Plans

MAIN FLOOR



SECOND FLOOR

