

Athena K at 3659 6 Ave SW

BED	BATH	SQ FT	HOME STYLE	GARAGE TYPE
4	3	1660	LANED HOME	REAR DETACHED



AVAILABLE

BLOCK: 5

STAGE: 32

LOT: 36

JOB: CHH-0-035729

COMMUNITY



SHOWHOME ADDRESS

Single Family Home with Front Attached Garage
328 – 40 Street SW

Single Family Home with Rear Detached Garage
268 Charlesworth Drive SW

SHOWHOME HOURS

Monday - Thursday
from 3 - 8PM
Weekend and Holidays
from 12 - 5PM

CONTACT

Brian Tate
587.521.5869

Model Features

- Attention backyard lovers - this home is built on a pie-shaped CORNER lot right next to the park!
- Built with a main floor bedroom and a full bathroom, spacious living room, dinette, and central kitchen with a corner pantry, and 41" soft close upper cabinets.

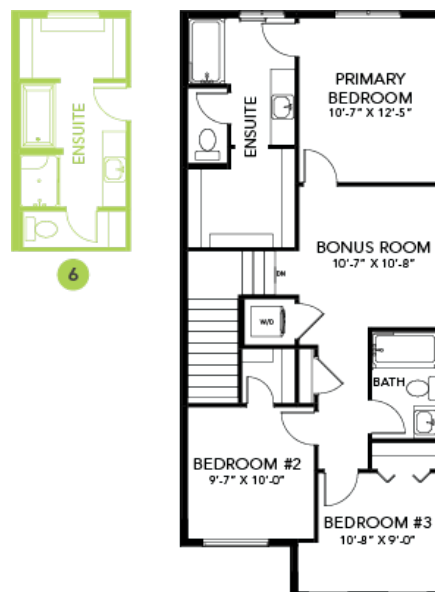
- Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen.
- The main floor is upgraded to 9' ceiling height.
- Spindle railing on the main floor was added to create a modern look of the house.
- Cozy up by the 50" electric hot and cold fireplace in the great room.
- Built with a 4-piece primary ensuite with upgraded walk-in shower and dual sinks.
- Double car garage is included!
- Double compartment stainless steel undermount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- This Bedrock home includes a complete appliance package that comes with: 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.
- Energy efficient features include dual 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.
- Quartz counters in the kitchen and all bathrooms.
- Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas.
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs. under pad.
- Basement windows are wide enough to fit drywall through for future basement development.
- Includes community address plaque.
- All ductwork is cleaned prior to moving in.

Floor Plans

MAIN FLOOR



SECOND FLOOR



LEGAL BASEMENT SUITE

