



## MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-033973  
Lot 131, Block 6, Plan 162 3032

Over  
**\$19,740**  
in Designer  
Upgrades

## DETAILS

- You're getting a discount of over \$22,990 off the original price.
- Over \$19,740 in designer upgrades included.
- Modern home with 31'x22' attached triple tandem garage, complete with 3 bedrooms, 2.5 bath, spacious bonus room and extended foyer for a more welcoming ambiance.
- Built with separate side entrance to the 9' ceiling basement with 3 piece bath plumbing roughed in for future development.
- Your move in ready home is completed with six new energy rated Samsung appliances which includes four stainless steel finish kitchen appliances and a white finish front load washer and dryer with advanced moisture drying sensor to complete your laundry area.
- Low VOC, 1 1/4" thick maintenance free quartz counter top in the main kitchen and second floor bathrooms with undermount sink.
- Attractive, high quality, water and stain resistant luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- Cozy up to your main floor linear electric fireplace in the greatroom. Decora outlets includes USB charging ports in the kitchen and master bedroom and LED pot light package in all light fixtures.
- Stay warm on winter nights with Bedrock Homes' hot box technology. The ceiling above the garage (commonly the floor for a bonus room or bedrooms) utilizes ducting and insulation to create a warm living space over any unheated garage.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- Upgraded paint grade railing with metal spindles in the main floor and second floor, and modern splatter texture ceilings.
- Adapt with modern technology. Your NEST thermostat has the ability to communicate remotely through it's own app for maximum efficiency.
- Your home is equipped with a carbon monoxide detector, a high efficiency 2-stage furnace, 50 gallon HWT, humidifier and HRV (Heat Recovery Ventilation) system which provides fresh air and improves climate control while saving energy by reducing heating requirements
- Weather resistant precast concrete exterior steps that require no maintenance, and the exterior walls and ceilings are vapour sealed.

1987 SQ FT  
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