



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-033974
Lot 135, Block 6, Plan 162 3032

Over
\$30,000
in Designer
Upgrades

DETAILS

- You're getting an exceptional discount worth \$44,790.
- Over \$30,000 on upgrades at no cost to you.
- This home backs on to a beautiful walking trail and comes with 3 bedrooms, spacious front bonus room featuring a vaulted ceiling, and 2 full bathrooms upstairs. The ensuite has freestanding soaker tub for ultimate spa-inspired experience at your own home.
- The welcoming foyer with upgraded tile flooring continues into your mudroom, kitchen, and dining area and transitions to durable engineered hardwood in the great room.
- Maintenance free 1 1/4" thick quartz counter tops in the kitchen and stainless steel undermount sink.
- Keep a clutter-free kitchen with the convenience of a corner walk-in pantry, and easy to use pot and pan drawers and 41" upper cabinets throughout the kitchen.
- Mechanical system controlled by NEST thermostat with the ability to communicate remotely through it's own app for maximum efficiency.
- Easy to maintain, attractive water and stain resistant luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- Move into your new home with six new energy rated Samsung appliances which include four stainless steel finish kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Built with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise.
- The removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Feel the cozy atmosphere in the living room with the linear electric fireplace. High efficient, energy saving LED light bulbs in light fixtures.
- Stay warm on winter nights with 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.
- Equipped with a carbon monoxide detector, high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.



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Main Floor
956 SQ FT

Second Floor
1233 SQ FT