



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034217
Lot 139, Block 6, Plan 162 3032

Over
\$26,000
in Designer
Upgrades

DETAILS

- Over \$23,790 off the listed price
- Exceptional interior upgrades worth over \$26,450 included
- Bright and welcoming 4 bedroom home with large front foyer, spacious center bonus room and 2 full baths upstairs. You can retreat and relax in your big beautiful 5-piece spa-like ensuite with freestanding soaker tub.
- The den that is used as an office space is big enough to use as a bedroom for guests, and is steps away from a main floor full bath.
- Your home backs onto a walking trail, which means you have an extended view of the strip of a green space.
- No more chilly 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.
- High efficiency mechanical system controlled by NEST thermostat, Decora outlets includes USB charging ports in the kitchen and master bedroom and LED pot light package in all light fixtures.
- Attractive high quality, luxury vinyl (water-proof and stain resistant) flooring on the main floor, second floor laundry room, and bathrooms.
- Keep your kitchen organized with the convenient and easy to use pots and pan drawers and 41" crisp light grey cabinets throughout the kitchen.
- Includes six brand 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.
- Basement is roughed in for a 3 piece bath. The floor is painted and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Weather resistant precast concrete exterior steps that require no maintenance, and exterior walls and ceilings are vapour sealed.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise
- Equipped with a carbon monoxide detector, high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improves climate control while saving energy by reducing heating requirements.

2203 SQ FT
4112 - 5 Street NW



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KENNEDY B