



## MAPLE CREST SHOWHOME

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

Job #MPC-0-034219  
Lot 145, Block 6, Plan 162-3032

## DETAILS

- Modern open concept home with 5 bedrooms and 3 full bathrooms.
- Entertain in your spacious living room with a cozy fireplace.
- Built with a main floor bedroom with a full bathroom for your guests.
- Includes a 6 pc. brand new Samsung appliances which comes with 4 stainless steel kitchen appliances and a white front load washer and dryer with advanced moisture drying sensor.
- Ample storage with 41" upper cabinets throughout the kitchen with risers from cabinets to ceiling. Stop the slam with soft close adapters that quietly and smoothly closes cabinet doors and drawers.
- Add character to your home with upgraded railing with spindles on the main and 2nd floor.
- Easy care and attractive, high quality, luxury vinyl flooring on the main floor, second floor laundry room, and bathrooms.
- This home is equipped with a carbon monoxide detector, 96% 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.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise.
- Removable 5' x 2' dual slider basement windows, wide enough to fit drywall through for future basement development.
- 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 the unheated garage.
- The kitchen, main floor hallway, foyer and second floor hallway include energy saving surface mount LED pot lights.
- Equipped with a leading edge high-efficiency mechanical system controlled by Ecobee smart thermostat, Brilliant Home System (Alexa built-in), Ring video doorbell and Weiser Halo wifi Smart Lock with touch screen control panel.

2203 SQ FT  
4024 5 Avenue NW



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