



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034226
Lot 30, Block 17, Plan 162 3032

Over
\$13,000
in Designer
Upgrades

DETAILS

- You're getting a discount of over \$16,000 off the original price!
- Save over \$13,440 on upgrades so you can use your money on other important things you need.
- Contemporary open concept living room, kitchen and dining space, 3 bedrooms and 2.5 bath. This home boasts a 31.6' x 22' attached triple tandem garage home with a spacious front bonus room with vaulted ceiling and a convenient second floor laundry.
- Pot lights with LED bulbs in all light fixtures – maximizes energy savings by providing optimal light output for the lowest energy usage.
- Move into your new home featuring 6 new energy rated Samsung appliances, which include 4 stainless steel finish kitchen appliances, and a white finish front load washer and dryer with advanced moisture drying sensor.
- Keep up with the modern technology with your NEST thermostat, it has the ability to communicate remotely through it's own app for maximum efficiency.
- Easy care, décor pleasing, high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- Beautiful kitchen complete with a walk-in pantry, crisp white cabinets, accented with three pendant lights shining on your grey counter top with double compartment Novanni Granite undermount sink.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- Painted basement floor with a 3 piece bathroom roughed in. The removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Feel that cozy atmosphere in the living room with the linear electric fireplace. The home is also equipped with recessed HDMI and power wall plate and USB charging ports in the kitchen and master bedroom.
- Bedrock Homes hot box technology - the ceiling above the garage utilizes ducting and insulation to create a warm living space (commonly the floor for the bonus room or bedrooms) 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 improves climate control while saving energy by reducing heating requirements.
- Durable precast concrete exterior steps that requires no maintenance and exterior walls and ceilings are vapour sealed.

SEVILLE B

1983 SQ FT
456 - 41 Ave NW



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