



MAPLE CREST SHOWHOME

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

Job # MPC-0-034341
Lot 27, Block 14, Plan 162 3032

Over
\$9,000
in Designer
Upgrades

DETAILS

- Save over \$30,000 off the original price.
- Over \$9,230 in designer upgrades included
- Single attached garage duplex with 3 bedrooms, 2.5 bath, big ensuite with walk-in closet and main floor laundry.
- Side yard fence is included - down in between the duplex lot, a maximum of 3 meters from the front of the home and completed in between units along common lot line.
- Maintenance free low VOC 1¼" thick quartz kitchen countertop with stainless steel undermount sink.
- Move into your new home complete with state-of-the-art energy rated Samsung appliances. Your kitchen is furnished with four stainless steel finish appliances and your laundry area has a white finish front load washer and dryer with advanced moisture drying sensor.
- Complete the home ambiance with easy to maintain, water and stain resistant, attractive high quality luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- Equipped with a carbon monoxide detector, 96% 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.
- Energy efficient triple pane low E-Argon filled Energy Star rated windows and doors to achieve and maintain a comfortable temperature, and minimize outside noise.
- Also includes: waterline to the fridge, linear electric fireplace, upgraded railing with straight metal spindles in the main floor and splatter texture ceiling.
- Great party walls make great neighbours! Each half of the duplex has it's own 2x4 wall which means no shared studs and floor joist eliminating vibration.
- High efficiency mechanical system controlled by a NEST thermostat which has the ability to communicate remotely through it's own app for maximum efficiency.
- Keep your kitchen organized with the convenient and easy to use pot and pan drawers and 36" upper cabinets throughout the kitchen.
- 10 year structural warranty. Coverage for structural defects such as frame and foundation.



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