



MAPLE CREST SHOWHOME

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

Job # MPC-0-034353
Lot 23, Block 16, Plan 182 2333

DETAILS

- Cozy up to your linear electric fireplace in a 9' ceiling main floor, this single attached garage half-duplex with 3 bedrooms, 2.5 bath and second floor laundry.
- Built with side entry including sidewalk and lighting. The basement is roughed in for a 3 piece bath for future development.
- Leading edge high-efficiency mechanical system controlled by Ecobee smart thermostat and Brilliant Home System (Alexa built-in), Ring video doorbell, Weiser Halo Wi-Fi Smart Lock with touch screen.
- Includes six brand new energy rated Samsung appliances. Four stainless steel finish appliances complete the kitchen and a white finish front load washer and dryer with advanced moisture drying sensor compliment your laundry area.
- Kitchen sink is a stainless steel, double compartment undermount with pull-down handle sprayer. Customized drip tray underneath the sink.
- Low VOC, 1 1/4" thick maintenance free quartz counter top in the main kitchen and second floor bathrooms with undermount sink.
- 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.
- Décor pleasing high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms. The floor is easy to maintain and is water and stain resistant.
- Built to last. Garage foundation is poured at the same depth as the basement to prevent garage slab damage and reduce shifting of the living space above garage.
- Upgraded overhead garage door with 8 panel Stockton glass and Wi-Fi enabled garage door opener with two remotes.
- Painted basement floor and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- 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.
- Weather-resistant precast concrete exterior steps that requires no maintenance and the exterior walls and ceilings are vapour sealed.



BEDROCK
HOMES

CAVELL PHOENIX II

1730 SQ FT
231 - 39 Ave NW



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