

1935 SQ FT
443 - 41 Ave NW



MAPLE CREST SHOWHOME

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

Job # MPC-0-034358
Lot 5, Block 18, Plan 161 3032

DETAILS

- Contemporary double attached garage single family home with 3 bedrooms, 4 piece ensuite, walk-through pantry, and extra large kitchen countertop.
- Built with a side entrance including a sidewalk and lighting to the undeveloped basement with 9' foundation walls.
- Six energy rated Samsung appliances included - 4 stainless steel kitchen appliances and white finish front load washer and dryer.
- Clutter-free kitchen with 41" upper cabinets, smooth action metal drawer hardware with soft-close (no slam) mechanism on all doors and drawers.
- Maintenance free Low VOC 1¼" thick quartz kitchen countertop with stainless steel undermount sink.
- Pot lights with LED bulbs in all light fixtures - maximizes energy savings by providing optimal light output for the lowest energy usage.
- 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.
- 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.
- Equipped with Brilliant Home System (Alexa built-in), Ring video doorbell, Weiser Halo Wi-Fi Smart Lock with touch screen and Ecobee thermostat with the ability to communicate remotely through its own app for maximum efficiency.
- Home upgrades include the addition of linear electric fireplace, upgraded railing with straight metal spindles on the main floor, 8 panel Stockton glass, OH garage door and modern splatter texture ceiling.
- 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.
- 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.
- Weather resistant precast concrete exterior steps that requires no maintenance and exterior walls and ceilings are vapour sealed.

KINGSTON B

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