



## MAPLE CREST SHOWHOME

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

Job # MPC-0-034517  
Lot 7, Block 13, Plan 164 3032

## DETAILS

- Inviting and cozy 3 bedroom, 2.5 bath home with large living room, spacious dinette and kitchen. You can retreat and relax in your big ensuite with his and her walk-in closets.
- Six energy rated Samsung appliances included - 4 stainless steel kitchen appliances and white finish front load washer and dryer.
- 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.
- 20' x 22' rear detached garage to save you more money.
- Clutter-free kitchen with 41" upper cabinets, smooth action metal drawer hardware with soft-close (no slam) mechanism on all doors and drawers.
- Kitchen sink is a stainless steel, double compartment undermount with pull-down handle sprayer. Customized drip tray underneath the sink.
- Maintenance free 1 1/4" thick matching quartz countertops in the kitchen and second floor bathrooms with undermount sinks.
- Easy to maintain water and stain resistant and yet attractive, high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- Pot lights with LED bulbs in all light fixtures - maximizes energy savings by providing optimal light output for the lowest energy usage.
- 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.
- Equipped with 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.
- Painted basement floor and the removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Your home has durable & environmentally advanced treated wooden exterior steps to achieve a homey country feel.

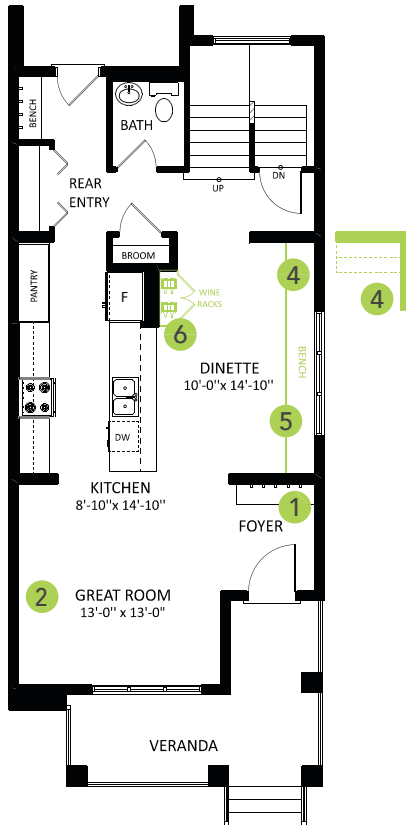
1601 SQ FT  
4043 - 3 St NW



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**Main Floor**  
782 SQ FT



**Second Floor**  
819 SQ FT