



MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-034601
Lot 27, Block 18, Plan 162 3032

Over
\$16,000
in Designer
Upgrades

DETAILS

- Includes an exceptional discount of over \$10,000 for these exceptional times!
- Save over \$16,700 on upgrades so you can use your money on other important things you need.
- Cozy up to your main floor linear electric fireplace in this modern attached triple tandem garage home, with 3 bedrooms, 2.5 bath and a spacious bonus room and second floor laundry.
- Built with the side entrance including sidewalk and lighting, which leads to the basement roughed in with 3 piece bathroom plumbing for future development.
- Stay warm on winter nights with hot box technology. The ceiling above the garage (commonly the floor for a bonus room or bedrooms) utilizes ducting and insulation to create a warm living space over any unheated garage.
- High efficiency mechanical system controlled by Smart Home thermostat with the ability to communicate remotely through it's own app for maximum efficiency.
- Kitchen, main floor hallway, foyer, and second floor hallway includes energy saving surface mount LED pot light package.
- Includes 6 piece brand new Samsung appliances, which include 4 stainless steel finish kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise.
- Removable 5' x 2' dual slider basement windows wide enough to fit drywall through for future basement development.
- 41" upper cabinets throughout the kitchen and added pot and pan drawers, 1 1/4" quartz countertop and stainless steel double compartment undermount sink with a pull down handle sprayer.
- Easy care yet attractive, high quality, luxury vinyl flooring on the main floor, second floor laundry, and bathrooms.
- Equipped with 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.
- Weather resistant precast concrete exterior steps that requires no maintenance, and exterior walls and ceilings are vapour sealed.

HENDRICK B

1987 SQ FT
444 - 40 Ave NW



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Main Floor
866 SQ FT

Second Floor
1121 SQ FT