

Summit C Camden

1418 SQ FT

283 Larch Crescent



Woodbend Showhome

303 Balsam Link, Leduc

587.589.0372

woodbend@bedrockhomes.ca

Job # WDB-0-034318 Lot 9, Block 1, Plan 172-2010

- Tired of sharing a bathroom? Unique townhome has two generous master bedrooms -- each with a private ensuite and walk-in closet, plus a 2nd floor loft area in addition to the main floor great room, plus a half-bath on the main floor!
- Attractive laminate flooring on the main floor is protected from outdoor grit with durable ceramic tile in the spacious mudroom, plus there's warm and cozy carpet on the second floor for toasty feet on cold days.
- For those who have extra dirty jobs, this home has immediate access to the main floor laundry room from the garage!
- Kitchen has to-the-ceiling cabinets, corner pantry for extra storage, bright easy-grip chrome hardware, and will accommodate water-dispensing fridges. And for added flare and durable functionality, this kitchen also boasts a 1-1/4" quartz countertop.
- Conveniently store your meds and toiletries in a recessed, easy-to-reach medicine cabinet in both ensuites.
- Open railing w/metal spindles on main floor gives increased visibility and adds a sense of elegance and spaciousness.
- Beautiful, full-height stone face, single-car, front-attached garage will fit average-size trucks -- and it's built on full 8-foot foundation walls!
- Upscale garage door has a top row of windows for additional style and natural light. Includes two remote garage door openers.
- Developer has already provided an attractive wood fence (rear only) in the private back yard.
- Exterior has grey siding with white accents for a contemporary look you can be proud of.
- Added peace of mind with front steps, driveway, and sidewalk already concrete sealed for added protection from road salt, saving you time and money.
- For the environmentally conscious and financially savvy, energy-efficient features include triple pane, low E, Argon-filled, 'Energy Star' rated windows that provide lots of natural light and additional protection from heat loss.
- 96% efficient two-stage furnace and power vent hot water tank
- Heat recovery ventilator (HRV) keeps air fresher and heating bills lower
- Enjoy additional privacy with this end unit - only one neighbour attached.
- Just a 'stone's throw' from the future Woodbend Market!
- Fully covered by Alberta New Home Warranty
- NO CONDO FEES -- means you can save for that vacation!
- Want to know more? Contact hgoldstein@bedrockhomes.ca to find out home this home can be yours!

bedrockhomes.ca

VISIT US AT ANY OF OUR SHOWHOMES!

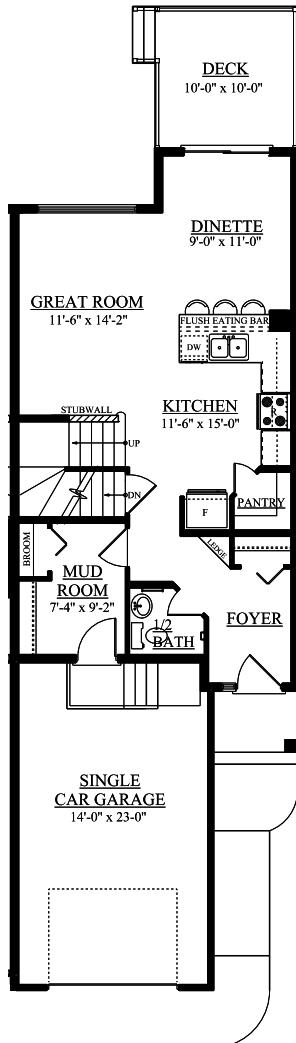
Monday - Thursday 3-8 PM, Weekends & Holidays 12-5 PM



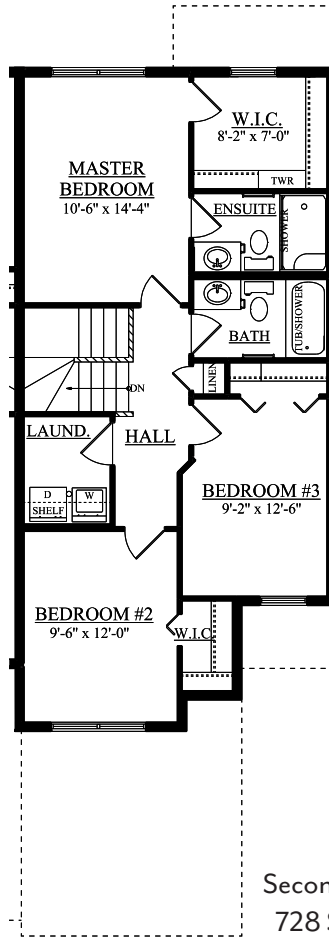
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Main Floor
690 SQ FT



Second Floor
728 SQ FT

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