

SUMMIT D ASHBURY

1423 SQ FT
281 Larch Crescent



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-034319
Lot 10, Block 1, Plan 172-2010

Over
\$4,000
in Designer
Upgrades

DETAILS

- Original Price \$320,514
- Current Price \$289,900
- Instant savings \$30,614
- Additional value of upgrades \$4,725
- Fashionable open-concept townhome has 3 spacious bedrooms and 2.5 bathrooms.
- 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.
- This functional L-shaped kitchen has to-the-ceiling wood-grain cabinets for extra storage with bright, easy-grip chrome hardware, plus a corner pantry for extra storage and a waterline for a fancy water-dispensing fridge.
- Tired of running to the basement to do laundry? Enjoy a spacious laundry room just outside the upstairs bedrooms - with space for linens too!
- Conveniently store your meds and toiletries in a recessed, easy-to-reach medicine cabinet.
- 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.
- Added peace of mind with front steps, driveway, and sidewalk already concrete sealed for added protection from road salt, saving you time and money.
- Exterior has grey siding with white accents for a contemporary look you can be proud of.
- 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.
- Heat recovery ventilator (HRV) keeps air fresher and heating bills lower
- 96% efficient two-stage furnace and power vent hot water tank
- NO CONDO FEES -- means more money in your pocket!
- Right across the road from the future Woodbend Market!
- Experience this gorgeous home in person and/or see more photos at hgoldstein@bedrockhomes.ca

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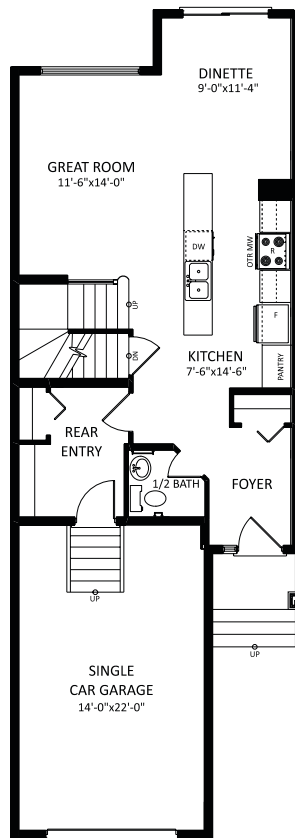
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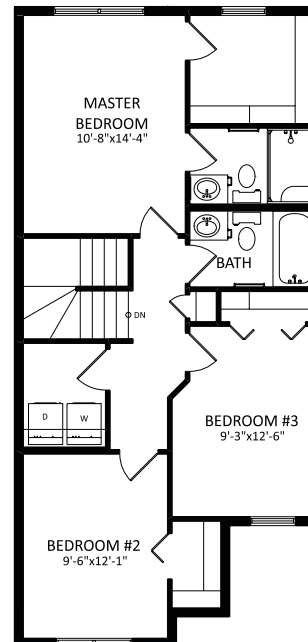
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Main Floor
690 SQ FT



Second Floor
733 SQ FT