

Summit B Birk

1386 SQ FT

279 Larch Crescent



- Modern open-concept townhome has 3 sizeable 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 quaint kitchen has to-the-ceiling cabinets w/ upgraded bright chrome hardware, corner pantry, and includes a waterline to the fridge.
- Conveniently store your meds and toiletries in a recessed, easy-to-reach medicine cabinet.
- For those who have extra dirty jobs, this home has immediate access to the main floor laundry room from the garage!
- 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
- Fully covered by Alberta New Home Warranty
- NO CONDO FEES -- means more money in your pocket!
- "Out of milk" won't be a problem when you're just steps from the future Woodbend Market!
- In-person experience available upon request at hgoldstein@bedrockhomes.ca

Woodbend Showhome

303 Balsam Link, Leduc,

587.589.0372

woodbend@bedrockhomes.ca

Job # WDB-0-034320 Lot 11, Block 1, Plan 172-2010

bedrockhomes.ca

VISIT US AT ANY OF OUR SHOWHOMES!

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



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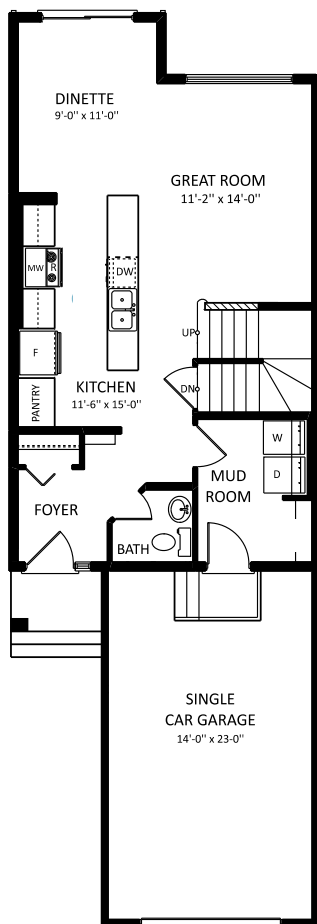
Woodbend Showhome

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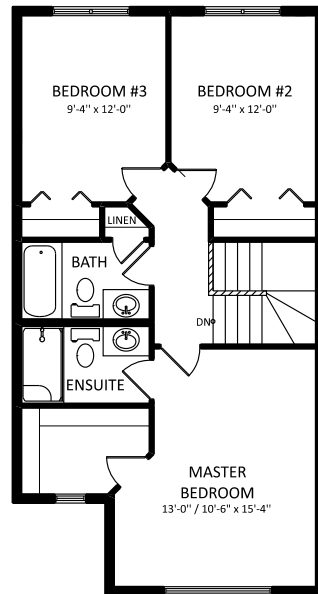
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Main Floor
690 SQ FT



Second Floor
696 SQ FT

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