

QUINCY ADELE

1740 SQ FT
251 Larch Crescent



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-4663
Lot 25, Block 1, Plan 172-2010

Over
\$11,000
in Designer
Upgrades

DETAILS

- Original Price \$371,624
- Current Price \$349,900
- Instant savings \$21,274
- Additional value of upgrades \$11,665
- Fashionable, open-concept, 3 bedroom, 2.5 bath duplex immediately impresses with its open-to-above entry and upgraded railing with metal spindles, and shows off luxury vinyl plank flooring throughout the main floor with lush tootsie-loving carpet on the second floor.
- This home features a main floor den, or maybe you call it a play room, treadmill room, sewing room, just maybe not a pet tiger room ... they get paw prints all over the elegant glass french doors!
- This new-fashioned kitchen has to-the-ceiling, 2-tone grey cabinets for extra storage with bright easy-grip chrome hardware, attractive grey speckled quartz countertops, floor-to-ceiling cabinet pantry for extra storage, and contemporary wood display shelves.
- Change your dirty clothes right in the garage and put straight into the laundry - it's so easy when the washer and dryer are conveniently located just inside the main floor mudroom off the garage!
- Features a bonus room where you can relax, party, exercise, watch TV - or do whatever your heart desires! (Just keep it legal!)
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.
- Hate those ugly media cords? We do too, so this home is equipped with a TV backing and recessed HDMI box above the stunning "fire and ice" fireplace!
- Cant find your charging block? Outlets in the master bedroom and kitchen have USB charging ports!
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- Exterior has contemporary upgraded siding and dark stack stone accents for a 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
- Just a "hop, skip, and a jump" from the Woodbend Market currently being developed - and just a little further to Leduc Common!
- Experience this gorgeous home in person and/or see more photos at hgoldstein@bedrockhomes.ca

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