



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-4678
Lot 45, Block 3, Plan 172-2010

Over
\$17,000
in Designer
Upgrades

DETAILS

- Original Price \$369,182
- Current Price \$349,900
- Instant savings \$19,282
- Additional value of upgrades \$17,370
- Fashionable, open-concept, 3 bedroom, 2.5 bath home immediately impresses with its vaulted 13' ceiling in the sunken great room!
- The main floor has a captivating design and features attractive and durable luxury vinyl plank flooring with warm and cozy carpet on the second floor for comfy feet and warmth on cold days.
- 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!
- Take your laundry from dryer to dressers - it's so easy when the washer and dryer are conveniently located just outside the master bedroom!
- The unfinished basement is just waiting for your unique design ideas - it features a partially vaulted ceiling!
- Cook up a feast in your stylish kitchen with the contemporary two-tone grey cabinets, white with grey speckled quartz countertops, and white subway tile backsplash!
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- Modern exterior has blue-grey siding with stack stone accents for a unique 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



BEDROCK
HOMES

RUNDLE K

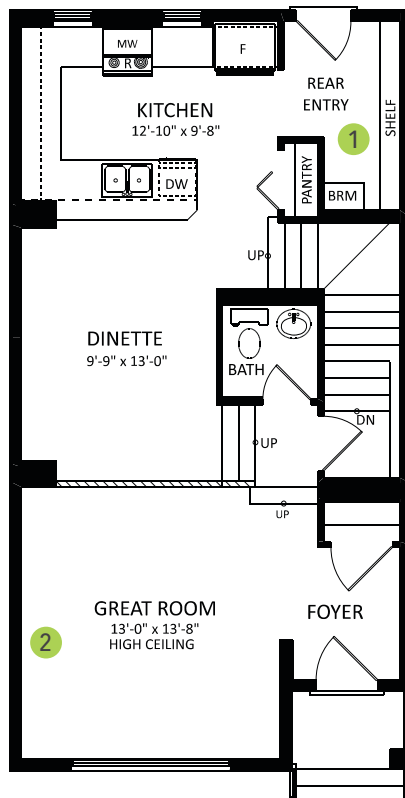
1430 SQ FT
322 Balsam Link



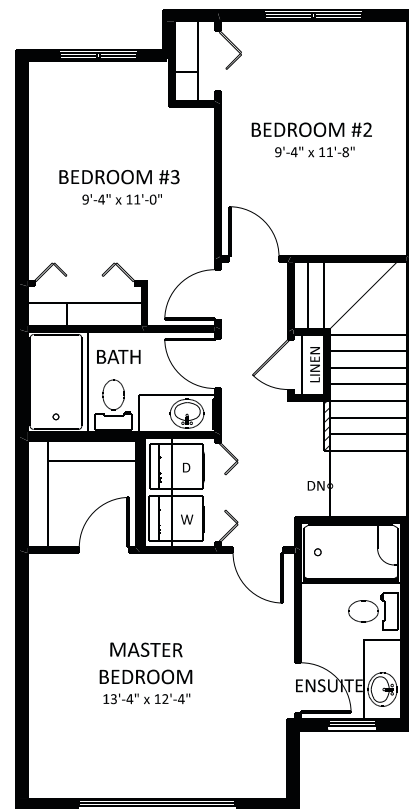
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Main Floor
736 SQ FT



Second Floor
694 SQ FT

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