

1730 SQ FT
253 Larch Crescent



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-034680
Lot 24, Block 1, Plan 172-2010

Over
\$13,000
in Designer
Upgrades

DETAILS

- Original Price \$371,726
- Current Price \$359,900
- Instant savings \$11,826
- Additional value of upgrades \$13,658
- Gorgeous open-concept, 3 bedroom, 2.5 bath duplex boasts an open concept design with luxury vinyl plank flooring throughout the main floor, and lush smart strand carpet on the second floor.
- The kitchen is dressed with designer maple white cabinets, shiny chrome handles and Hanstone Grey quartz countertops with undermount sinks.
- The gorgeous kitchen also features ceiling height cabinets, a corner pantry with frosted glass doors for extra storage, and upgraded subway tile backsplash!
- Enjoy the luxury of having a dedicated laundry room upstairs - it's so easy when the washer and dryer are conveniently located just steps from where you store your clothes!
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- 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!
- Are you looking for future income potential? Or maybe you need a space for your in-laws? This home comes pre built with a separate side entrance and a lit poured concrete path to make it truly a living space of its own!
- Modern exterior has beautiful brownstone siding with gorgeous stone accents for a unique look you can be proud of.
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.
- The oversized, insulated double attached garage is perfect for keeping your vehicle safe from the elements - and it will keep you safe too as you carry your groceries inside!
- 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 stones throw 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

SOFIA PHOENIX II

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