



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-034681
Lot 34, Block 2, Plan 172-2010

DETAILS

- Current Price \$381,544
- Smart home equipped features: Brilliant Tech Control Panel, Ring View doorbell, Weiser Halo Wi-Fi lock, and Ecobee Thermostat
- Control your lights, heat, door locks, and garage door from your smartphone.
- Fashionable, open-to-above, 3 bedroom, 2.5 bath home with splatter texture ceiling has a main floor den and second floor bonus 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 toasty feet on cold days.
- The heart of your new home would not be complete without two-tone cabinets (including 41" upper cabinets), undermount sink, designer backsplash, corner pantry that features a French frosted glass door, and pot and pan drawers!
- 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!
- Escape to the spa like master ensuite which boasts beautiful quartz countertop with undermount sink and walk in shower.
- 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!
- Upgraded railing with metal spindles on the main floor adds to the elegant openness of the stairwell.
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- Convenient USB charging ports in the master bedroom. No more searching for a clunky charging block!
- 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

1798 SQ FT
248 Larch Crescent



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