



## WOODBEND SHOWHOME

303 Balsam Link, Leduc  
780.612.5455  
woodbend@bedrockhomes.ca

Job # WDB-0-034684  
Lot 37, Block 2, Plan 172-2010

Over  
**\$12,000**  
in Designer  
Upgrades

## DETAILS

- Fashionable, open-concept, 3 bedroom, 2.5 bath duplex immediately impresses with its open floor plan and oversized office space, and shows off luxury vinyl plank flooring throughout the main floor with lush stain resistant carpet on the second floor.
- This new-fashioned kitchen has ceiling height dual tone (satin white/satin sleet) cabinets and a full-sized corner pantry for extra storage, easy-grip matte black hardware, and gorgeous grey speckled white quartz countertops with an undermount sink.
- 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!
- Enjoy any activity your heart desires in the beautiful oversized bonus room, located on the second floor at the front of the home!
- 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!
- 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!
- Modern exterior has upgraded khaki brown 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.
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- 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](mailto:hgoldstein@bedrockhomes.ca)

1772 SQ FT  
242 Larch Crescent



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