

1434 SQ FT
238 Larch Crescent



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-04686
Lot 39, Block 2, Plan 172-2010

DETAILS

- Fashionable, open-concept, 3 bedroom, 2.5 bath home with Smart Home features that include a 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.
- This home has a captivating design and features white-on-white splatter ceiling, attractive and durable luxury vinyl plank flooring, with warm and cozy carpet on the second floor for comfy feet and warmth on cold days.
- The heart of your new home would not be complete without 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 dual undermount sinks a beautiful 1¼" thick quartz countertop and undermount sink, and a 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!
- Featuring a 9' basement foundation for you to develop more living space!
- 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!

1434 SQ FT
238 Larch Crescent



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-04686
Lot 39, Block 2, Plan 172-2010



Main Floor
680 SQ FT

Second Floor
754 SQ FT