

HENDRICK K

1987 SQ FT
346 Balsam Link



WOODBEND SHOWHOME

303 Balsam Link, Leduc
780.612.5455
woodbend@bedrockhomes.ca

Job # WDB-0-034687
Lot 3, Block 2, Plan 172-2010

Over
\$30,000
in Designer
Upgrades

DETAILS

- Gorgeous open-concept, 3 bedroom, 2.5 bath single family home boasts an open concept design with an oversized kitchen, luxury vinyl plank flooring throughout the main floor, and lush stain resistant carpet on the second floor.
- This new-fashioned kitchen has 41" maple cabinets and a corner pantry for extra storage, easy-grip chrome hardware, and gorgeous grey quartz countertops with an undermount sink.
- 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!
- 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!
- Escape to the spa like master ensuite which boasts dual undermount sinks, beautiful quartz countertops, and a stand alone tub and shower.
- Enjoy any activity your heart desires in the beautiful oversized bonus room, located on the second floor at the rear of the home!
- 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!
- Modern exterior has beautiful aviator green siding with gorgeous 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 stones throw from the Woodbend Market currently being developed - and just a little further to Leduc Common!



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Main Floor
866 SQ FT

Second Floor
1121 SQ FT