



## WOODBEND SHOWHOME

303 Balsam Link, Leduc  
780.612.5455  
woodbend@bedrockhomes.ca

Job # WDB-0-034688  
Lot 23, Block 2, Plan 172-2010

Over  
**\$23,000**  
in Designer  
Upgrades

## DETAILS

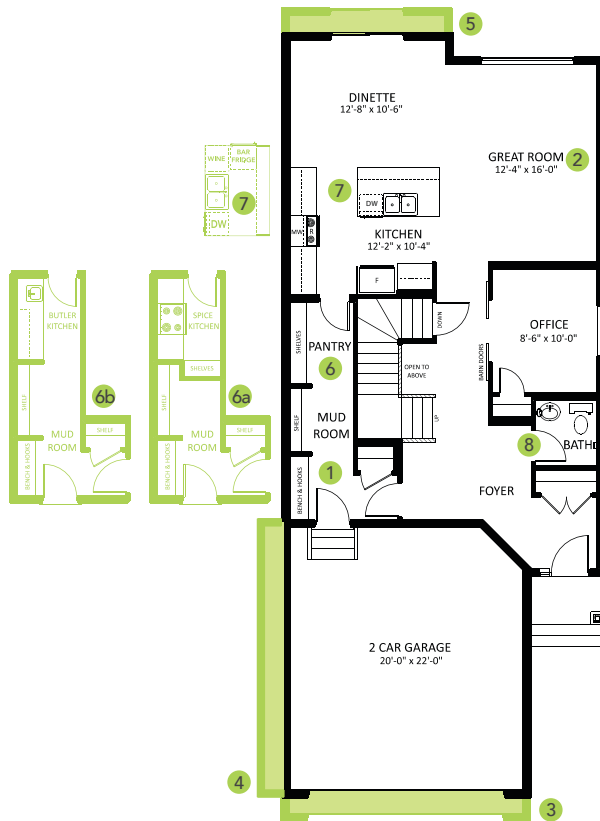
- Gorgeous open-concept, 3 bedroom, 2.5 bath single family home boasts an open concept design with an oversized office/den, luxury vinyl plank flooring throughout the main floor, and lush stain resistant carpet on the second floor.
- The kitchen is dressed with designer Kitchen Craft maple cabinets, shiny chrome handles and grey speckled white 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!
- Follow your beautifully carved spindle railing upstairs to your dedicated laundry room - 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, beautiful quartz countertops, and a stand alone tub and shower.
- Enjoy yourself in style within your upgraded, fibreglass enclosed ensuite shower with a 10mm glass barn door.
- Don't worry about appliances - we've got you covered with a 6 piece Samsung appliance package included!
- Experience any activity your heart desires in the beautiful oversized bonus room, located on the second floor at the front 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 dark violet 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!
- Experience this gorgeous home in person and/or see more photos at [hgoldstein@bedrockhomes.ca](mailto:hgoldstein@bedrockhomes.ca)



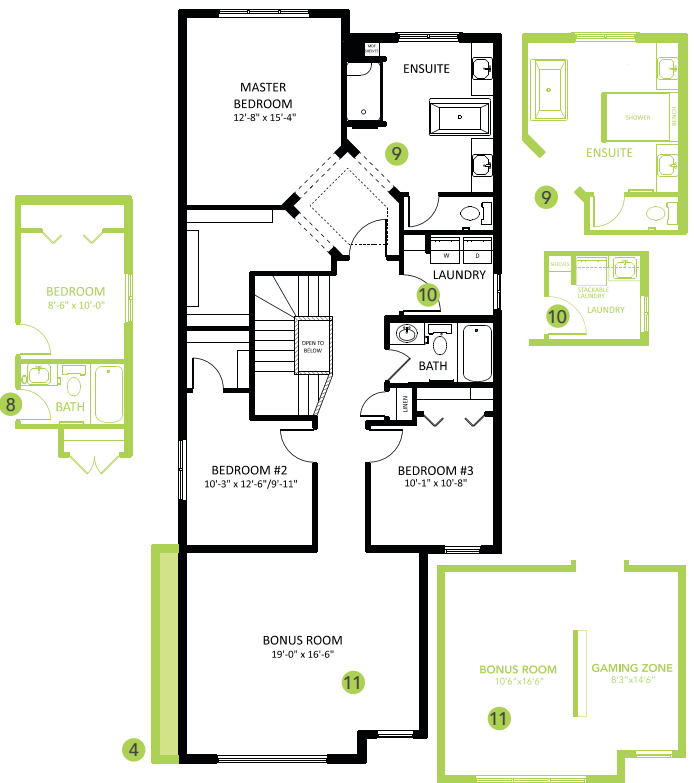
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**Main Floor**  
1048 SQ FT



**Second Floor**  
1384 SQ FT