



## WOODBEND SHOWHOME

302 Balsam Link, Leduc  
780-612-5455  
woodbend@bedrockhomes.ca

Job # WDB-0-034731  
Lot 1, Block 1, Plan 172-2010

## DETAILS

- Fashionable, open-concept corner unit, 2-bdrm, 2.5 bath townhome has many upgrades making this an economic and good-looking, home inside and out!
- NO CONDO FEES! See? You're already saving money!
- TWO principal bedrooms (each with its own full ensuite and walk-in closet), separated by a cozy second floor loft!
- Your sparkling new designer kitchen is completed with plenty of cabinets, quartz countertops, undermount sink, upgraded backsplash, and pot and pan drawer!
- Talk about convenience! You can shed those muddy gardening clothes or sandy lake clothes in your garage and throw them straight into your main floor mudroom laundry machines!
- Oh -- you don't have to worry about appliances -- we've got you covered with a 6-pc Samsung appliance package already included!
- Both spa-like ensuites boast an undermount sink, beautiful quartz countertop, and tub and shower.
- Hate those ugly media cords? Hate no more! This home is equipped with a TV backing recessed HDMI box above the stunning "fire and ice" fireplace!
- 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
- Added peace of mind with driveway and sidewalk already sealed for added protection from road salt, saving you time and money.
- Close to Leduc firehall, schools, Woodbend Market, and Leduc Common! And just a little further to The Edmonton International Airport, Leduc Premium Outlet Mall, and Costco!

# SUMMIT C

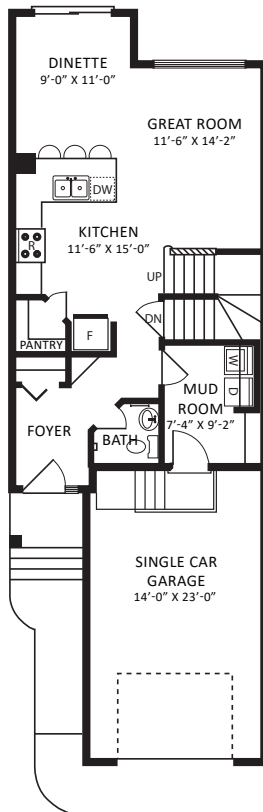
1418 SQ FT  
299 Larch Crescent



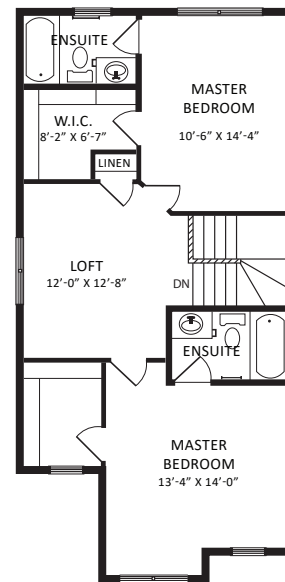
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**Main Floor**  
690 SQ FT



**Second Floor**  
733 SQ FT