



## WOODBEND SHOWHOME

303 Balsam Link, Leduc  
780.612.5455  
woodbend@bedrockhomes.ca

Job # WDB-0-034737  
Lot 43, Block 3, Plan 172-2010

## DETAILS

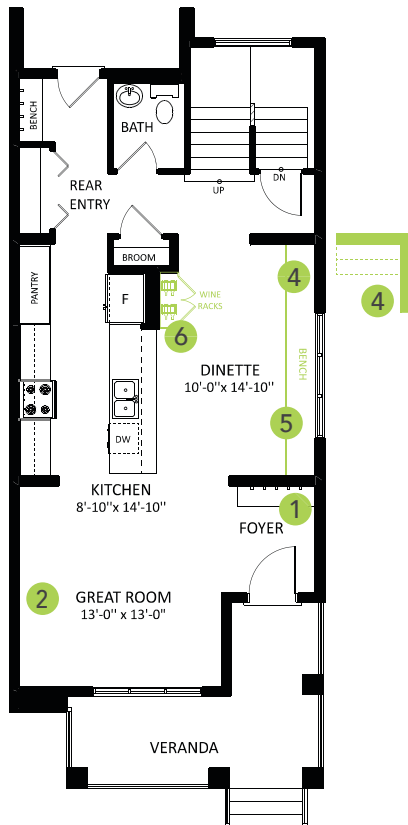
- Open-concept, 3 bedroom, 2.5 bath home with private parking pad for two cars!
- Contemporary exterior for the modern home-buyer!
- The gorgeous kitchen features the thickest (1¼") quartz countertops, sleek-profile undermount sink, designer backsplash, and soft-close pot and pan drawers!
- Features attractive, durable, commercial-grade wear, luxury vinyl plank flooring for floors that will stand up to just about anything.
- Sink your toes into the warm and snuggly carpet on the second floor. This carpet resists stains and feels soft underfoot!
- 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!
- 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!
- Don't worry about appliances - we've got you covered with a quality 6 piece Samsung appliance package included!
- This good-looking modern exterior features dark grey premium siding and gorgeous charcoal limestone accents for a luxury 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**  
782 SQ FT



**Second Floor**  
823 SQ FT