



**BEDROCK**  
HOMES

# JULIA B

1743 SQ FT  
191 Larch Crescent



## WOODBEND SHOWHOME

143 Larch Cres, Leduc  
780-612-5455  
woodbend@bedrockhomes.ca

Job # WDB-0-034928  
Lot 55, Block 1, Plan 212-1453

## DETAILS

- Our Julia model home features 3 bedrooms, 2.5 bathrooms and a spacious bonus room. The open floor plan and sophisticated finishes are what dream homes are made of.
- Designer kitchen with quartz countertops, under-mounted sink, pot & pan drawers and ceiling height cabinets that lead to a walkthrough pantry and mudroom that is conveniently right off the garage.
- Included Samsung stainless steel appliances keeps the kitchen chic looking.
- Great room and dinette share an open area for easy flow between them and the kitchen. Creating a lovely space for family and friends.
- Upstairs you'll find secondary rooms at the back of the house, a central bonus area for added privacy, and a large primary suite that includes a three piece ensuite and a walk-in closet.
- Second floor laundry is also a great feature that is convenient for everyone!
- Included Amazon Echo Hub Smart Home package. Control lights, front door lock, garage door and thermostat all on the panel or a convenient phone app.
- This home would not be complete without a side entry to the basement and 20'x 26' garage and 8 foot door which makes this the perfect oversized double garage!

BUILT TO LAST \ \ **BEDROCKHOMES.CA**

SPEC 2023 - Bedrock Homes Ltd. reserves the right to modify floorplans, renderings, elevations and features in a continuing effort to improve product quality. Floorplans, specifications & prices are subject to change without notice. Errors & omissions exempt.

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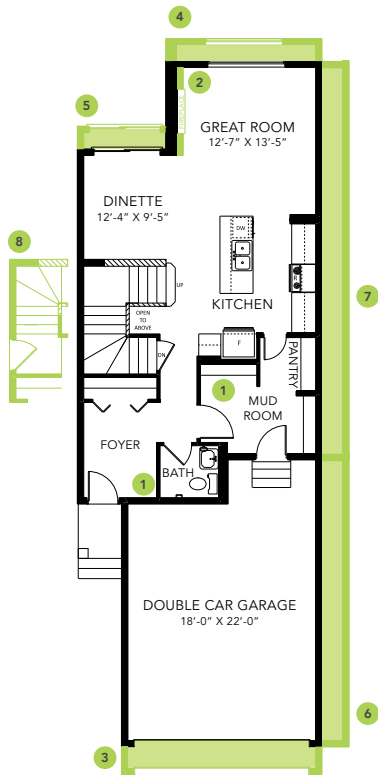
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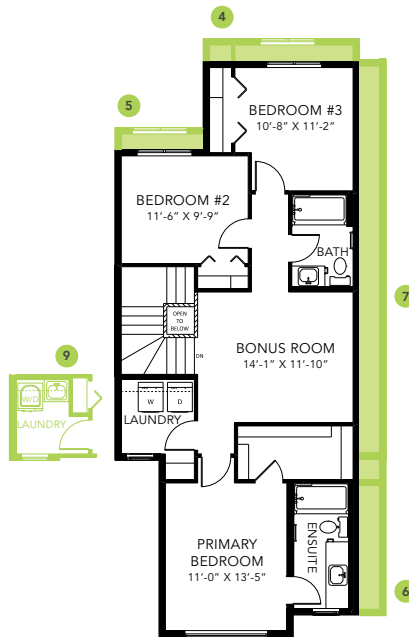
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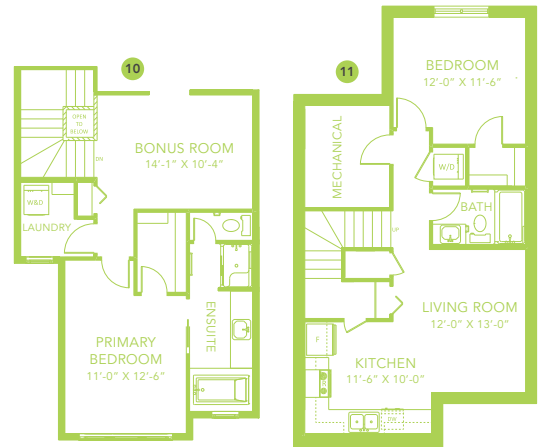
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Main Floor  
774 SQ FT



Second Floor  
969 SQ FT



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