



**BEDROCK**  
HOMES

# ATHENA H

1660 SQ FT  
298 Balsam Link



## WOODBEND SHOWHOME

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

Job # WDB-0-035184  
Lot 33, Block 3, Plan 172-3299

## DETAILS

- This Athena model home includes 9' ceilings on the main floor, 3 bedrooms, bonus room and 2.5 bathrooms as well as a side entry to the basement.
- This home has a great designer kitchen, with ceiling height cabinets, pot & pan drawers, large corner pantry. Fall in love with the stunning white quartz countertops, grey backsplash and sleek navy blue cabinets.
- Main floor flex room is a great multifunctional space with a large window letting in loads of natural light.
- Upstairs is a central bonus room between the primary suite and secondary bedrooms giving added privacy.
- Good sized primary bedroom at the back of the home. Enjoy the lovely ensuite with dual undermounted sinks and quartz countertops. Along with a private water closet and large walk in closet
- Secondary bedrooms are located at the front of the home with big windows, one of the bedrooms has a walk in closet as well.
- Laundry is on the second floor making everyone's lives easier.
- Our homes comes with six piece Samsung appliance package and Brilliant smart home system.
- This home would not be complete without a 20'x22' parking pad including electrical roughins perfect for a future oversized double garage!

# ATHENA H

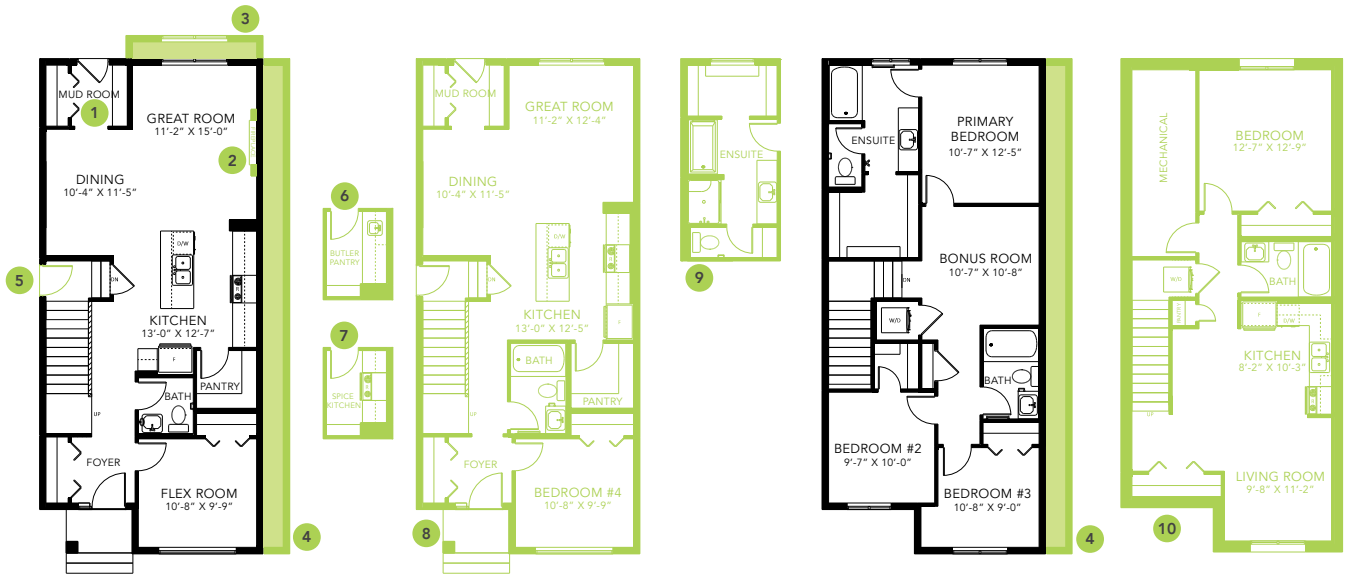
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**Main Floor**  
857 SQ FT

**Second Floor**  
803 SQ FT

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