The Ashbury (Sawyer) 1401 SQ FT

2376 Wonnacott Crescent SW



- 3 bedroom, 2.5 bath, attached single car garage duplex
- Laminate floor in foyer, ½ bath, kitchen, dinette and great room
- Tile floor in mudroom, laundry room and second floor bathrooms
- · Quartz countertops in kitchen with undermount sink
- 36" upper cabinets w/ floor to ceiling cabinet pantry in kitchen
- · Beautiful tile backsplash in kitchen
- LED pot and pendent lights in kitchen
- · Paint grade railing with straight metal spindles on main floor
- Kitchen has stainless steel Samsung appliance package w/ white front load washer and dryer
- Second floor laundry
- Hunter Douglas 1" aluminum blind package, with dust shield treatment
- · Motion sensor light in master bedroom walk-in closet
- Garden patio doors with integrated blind system
- Superior Silence shared wall system no shared studs or floor joists
- · Garage foundation poured full depth as basement
- Triple pane low E argon filled Energy Star rated windows
- Heat recovery ventilator, high efficiency furnace and hot water tank
- Premium siding color selection
- Front and rear landscaping
- 10' x 10' pressure treated wood deck with natural gas line for BBQ
- South facing backyard overlooking walking trail

Walker Lakes Aurora Showhome

2021 & 2023 Wonnacott Way SW, Edmonton 780.232.6084

cbeuerlein@bedrockhomes.ca

Job # WKR-0-034057 Lot 53, Block 21, Plan 162 4309

Notes:			

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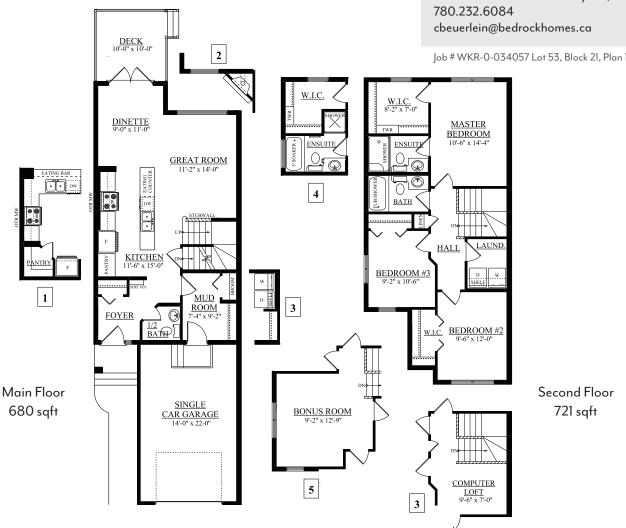
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