

# 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 dustshield 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](mailto:cbeuerlein@bedrockhomes.ca)

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

### Notes:

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VISIT US AT ANY OF OUR SHOWHOMES!

Monday - Thursday 3-8pm, Weekends & Holidays 12-5PM



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