

1428 SQ FT
2045 Wonnacott Way SW



AURORA SHOWHOME

2027 Wonnacott Way SW, Edmonton
587.520.0935
aurora@bedrockhomes.ca

Job # WKR-0-034069
Lot 13, Block 22, Plan 1624309

Over
\$19,000
in Designer
Upgrades

DETAILS

- Over \$19,000.00 in designer upgrades
- Double car detached garage duplex with 3 bedrooms, 2.5 bath.
- 20' x 22' garage pad for future detached garage (garage not included).
- Enjoy cooking and entertaining in your functional kitchen! The kitchen features: a wall of pantry cabinets, quartz countertop with undermount sink, great sized island with flush eating bar, tile backsplash, 36" cabinets to the ceiling, ample cupboard space and a bank of pot and pan drawers.
- This kitchen is complete with a 4 piece stainless steel energy rated Samsung appliance package: 300CFM Over The Range microwave, fridge, electric range, and dishwasher. The second floor laundry is equipped with a white front load washer and dryer with advanced moisture drying sensor.
- Our designer selected interiors are hand picked for each home with the purpose to create convenience, found in our easy to clean high quality luxury vinyl plank flooring throughout the main floor and second floor baths and laundry room, built in electrical and cable/conduits to mount your TV, USB outlets in the kitchen and master bedroom, smart thermostat and garage door, and so much more.
- Our designers didn't forget your comfort! The sleek modern linear electric fireplace, splatter textured ceilings, surface mounted potlights throughout the main living space, Moen faucets and much more.
- Second floor bathrooms don't have any shortcuts, featuring 1¼" quartz with rectangular undermounted sinks, showers that have a tile surround to the ceiling, Moen faucets, elongated toilet bowls, and timed fan switches.
- Energy efficient triple pane Energy Star rated windows and doors to achieve and maintain a comfortable temperature and minimize outside noise.
- Equipped with carbon monoxide detector, smoke detectors on the main floor, second floor hall and every bedroom, 96% high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system.
- Great party walls make great neighbours! Each half of the duplex has it's own 2' x 4' wall. This means no shared studs and floor joists which help eliminate vibration.
- Enjoy the options to develop the basement with the extra height of a 9' foundation and 3 piece rough-in for a future bath, the possibilities are endless.

1428 SQ FT
2045 Wonnacott Way SW



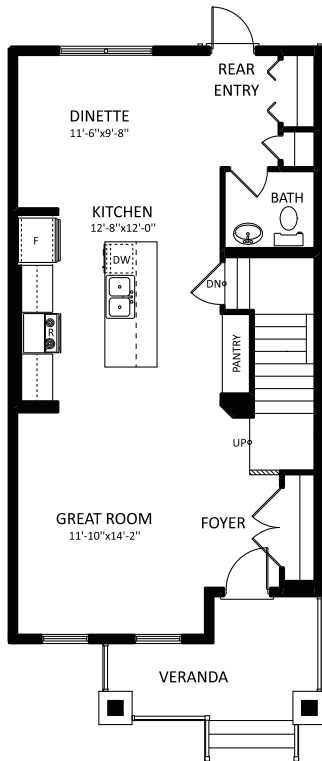
AURORA SHOWHOME

2027 Wonnacott Way SW, Edmonton

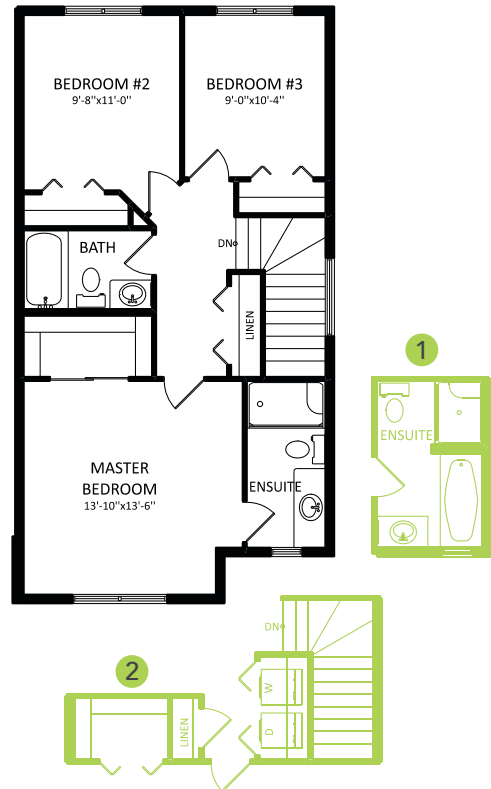
587.520.0935

aurora@bedrockhomes.ca

Job # WKR-0-034069
Lot 13, Block 22, Plan 1624309



Main Floor
736 SQ FT



Second Floor
692 SQ FT