

# Phoenix I (Cavell)

1560 SQ FT

315 - 41 Street SW



- 9' ceilings on the main floor
- 20'x22' double front attached garage
- Fireplace
- Pot and pan drawer
- 6 piece appliances
- Luxury water resistant vinyl plank floors on main floor
- Corner pantry includes frosted French door
- Built in bench and hooks in entry way
- Second floor laundry
- Large master bedroom includes ensuite and walk in closet
- Quartz countertops in the kitchen and second floor bathrooms
- Energy Star rating triple pane windows, with Low E argon filled glass
- 96% AFUE high efficiency furnace
- Heating and Ventilation System (HRV)
- Smart thermostat with color screen and Wi-Fi capability, self-programmable and smartphone based app control
- LED lights throughout the home
- Railing with metal spindles
- Subway tile backsplash in the kitchen

## The Hills at Charlesworth Showhome

714 Charlesworth Way SW, Edmonton

587.521.5869

[btate@bedrockhomes.ca](mailto:btate@bedrockhomes.ca)

Job # CHH-0-034289 Lot 47, Block 8, Plan 172 3655

### Notes:

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[bedrockhomes.ca](http://bedrockhomes.ca)

VISIT US AT ANY OF OUR SHOWHOMES!

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



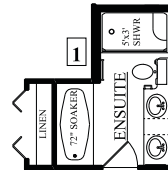
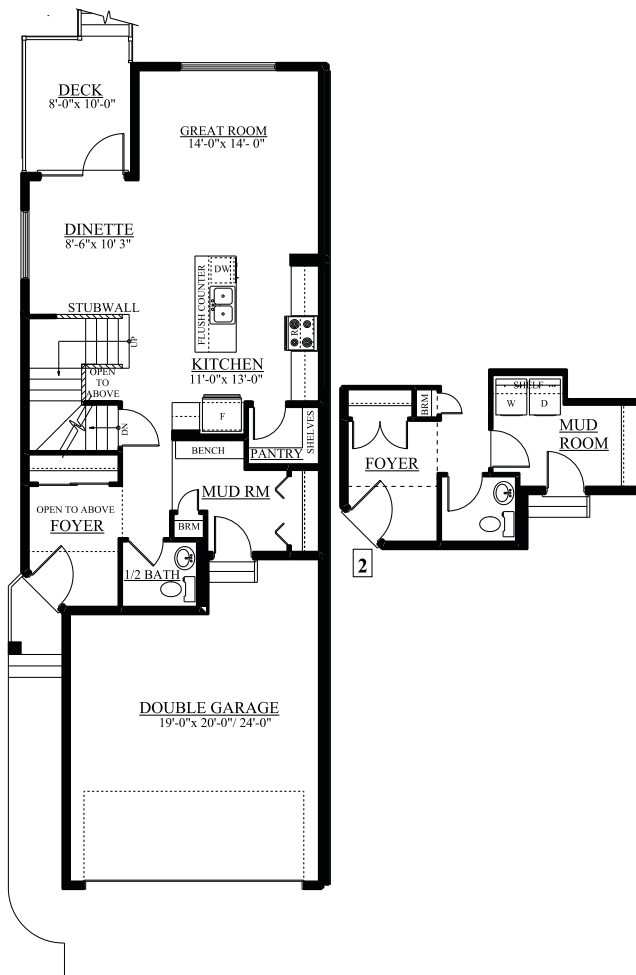
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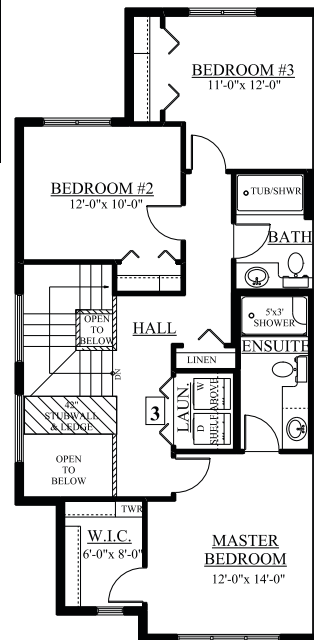


Main Floor  
776 sqft



**The Hills at Charlesworth Showhome**  
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Second Floor  
784 sqft

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