



## MAPLE CREST SHOWHOME

523 - 37 Avenue NW, Edmonton

587.524.2160

maplecrest@bedrockhomes.ca

Job # MPC-0-033971  
Lot 119, Block 6, Plan 162 3032

Over  
**\$60,000**  
in Designer  
Upgrades

## DETAILS

- You're getting an exceptional discount worth \$96,500 and you don't have to worry about your landscaping, deck, AC, and window coverings, blinds and drapes included. That's huge!
- Over \$60,000 on upgrades at no cost to you.
- This gorgeous 5 bedroom home with 3 full bathrooms is backing onto a beautiful walking trail, (4 bedrooms on the second floor, 1 bedroom and full bathroom on the main floor). Also built with spacious center bonus room. The ensuite has freestanding soaker tub for ultimate spa-inspired experience at your own home.
- The welcoming foyer has upgraded tile flooring as well as the mudroom, main floor full bath, & second floor bathrooms. The rest of the main floor has upgraded hardwood flooring.
- Kitchen, main floor hallway, foyer, and second floor hallway includes surface mount LED pot light package. Kitchen sink is a stainless steel, double compartment undermounted sink with a pull down handle sprayer and 1¼" thick granite counter tops in the kitchen and bathrooms.
- Move into your new home with energy rated Samsung appliances, which include four stainless steel finish kitchen appliances, stainless hood fan with glass canopy and grey finish front load washer and dryer with steam.
- Feel the cozy atmosphere in the living room with the linear electric fireplace.
- Upgraded maple railing with patterned metal spindles on main floor and second floor.
- Second floor laundry with convenient 30" upper cabinets and easy to clean tile flooring.
- Keep a clutter-free kitchen with the convenience of a cabinet pantry, easy to use pot and pan drawers, and 41" upper cabinets throughout the kitchen with upgraded valence moulding and LED strip undercabinet lighting.
- Spacious dinette with additional 2' with attached 13'x12' rear deck perfect for BBQ nights.
- Equipped with security system, Wi-Fi connected AIRHOME built in speaker system, and NEST thermostat with the ability to communicate remotely through it's own app for maximum efficiency.
- Stay warm on winter nights with hot box technology. The ceiling above the garage (commonly the floor for a bonus room or bedrooms) utilizes ducting and insulation to create a warm living space over any unheated garage, and keep your summer cool with the 3.5 Ton AC unit.
- Equipped with a carbon monoxide detector, 96% high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Built with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency, and minimal outside noise.
- The removable 5'x2' dual slider basement windows are wide enough to fit drywall through for future basement development.



**BEDROCK**  
HOMES

# KENNEDY C

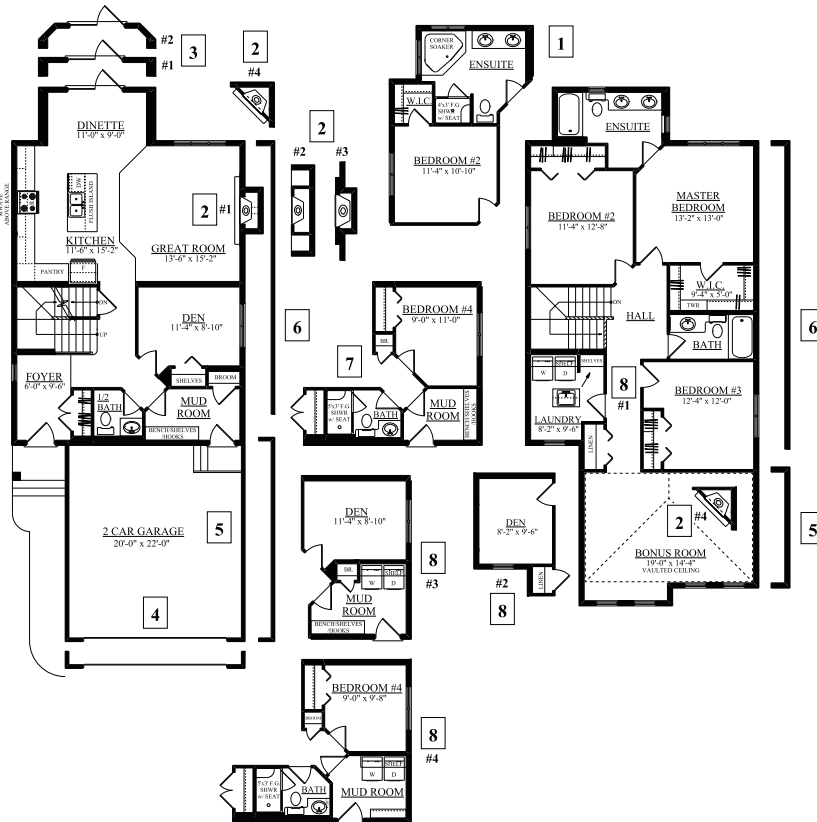
2189 SQ FT  
416 - 42 Ave NW



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**Main Floor**  
956 SQ FT

**Second Floor**  
1233 SQ FT