

# Athena P at 725 Mattson Drive SW

BED	BATH	SQ FT	HOME STYLE	GARAGE TYPE
4	3	1660	LANED HOME	REAR DETACHED



AVAILABLE DEC. 2024

COMMUNITY



SHOWHOME ADDRESS

744 Mattson Dr

SHOWHOME HOURS

Monday - Thursday  
from 3 - 8PM  
Weekend and  
Holidays  
from 12 - 5PM

CONTACT

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BLOCK: 4 LOT: 12

STAGE: 1 JOB: PER-0-035641

## Model Features

- Built with a main floor bedroom and a full bathroom, spacious living room, dinette, and central kitchen with a corner pantry, and 41" soft close upper cabinets.
- Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen.

- Side entry was added for a future legal suite
- Basement comes with 9' foundation walls
- Spindle railing on the main floor was added to create a modern look of the house
- Cozy up by the 50" electric hot and cold fireplace in the living room
- Built with a 4-piece ensuite with upgraded Walk-in shower and dual sinks
- All LED pot lights were upgraded to 5000k white light
- Double compartment stainless steel under mount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator.
- All Bedrock homes include a complete appliance package that includes: Stainless Steel kitchen appliances including a 28 cu. Ft. French door fridge with bottom pull out freezer and ice machine, a 5 burner range, an OTR microwave and a built-in dishwasher.
- Energy efficient features include dual pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient and direct vented furnace, 80gal hot water tank
- Quartz counters in the Kitchen and all Bathrooms
- Luxury Vinyl Plank flooring throughout the main floor and all "wet" areas
- Advanced wear and stain protection carpet w/ 35 oz. weight and 8 lbs. under pad
- Basement windows are wide enough to fit drywall through for future basement development.
- All ductwork is cleaned prior to moving in

*The Athena showhome in One at Keswick is the winner of the CHBA Edmonton 2022 "Best Single Family - \$350 to \$400K" award.*

## Floor Plans

