

# The Montana B

2258 SQ FT

1177 Hays Way NW



- Legacy Specifications
- Two Storey, 3 bedroom plus den, 2.5 bath family home with large bonus room
- Spacious and inviting front entry
- Walkout 9' basement backing onto park
- Large chef's special island with eating bar that seats four and pendant lighting
- Ample cupboard space and walk thru pantry in kitchen
- Granite countertops and upgraded glass tile backsplash
- 41" staggered cabinets with under cabinet lighting and crown molding
- Hardwood and ceramic tile flooring on the main floor
- Cantilevered fireplace with TV niche in great room
- Huge second floor laundry with linen closet
- Upgrade to maple railings with metal spindles
- Master Bedroom with double closets and 5 piece ensuite including corner soaker tub and 4' walk in shower
- Spacious secondary bedrooms
- High efficiency furnace and 50g hot water tank
- 3 piece rough-in in basement ideal for future development
- Oversized, low E Argon windows and 8' patio doors
- 2 car front attached garage (22'x 22') insulated and dry-walled
- (14' x 12') deck included

## Hampton Pointe Showhome

1481 Hays Way NW Street, Edmonton, AB  
780.756.1038

hamptonpointesales@bedrockhomes.ca

Job # HAM-0-032390 Lot 25, Block 9

Notes:

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

VISIT US AT ANY OF OUR SHOWHOMES MON TO THURS 3 - 8PM, WEEKENDS & HOLIDAYS 12 - 5PM



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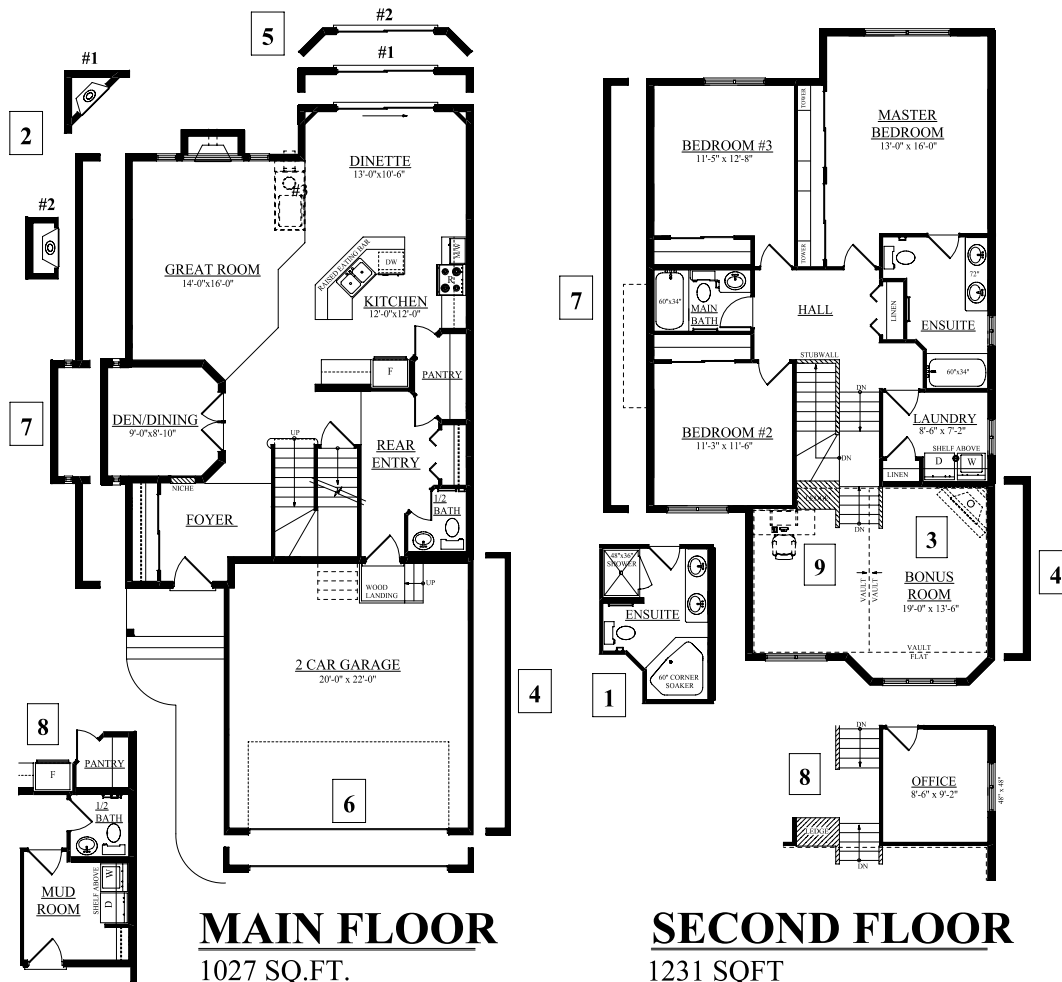
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