



# Presidio - Forest Collection

# Immediate Possession

**\$616,515**

3 Bed | 2.5 Bath

1,787 Sq.Ft.

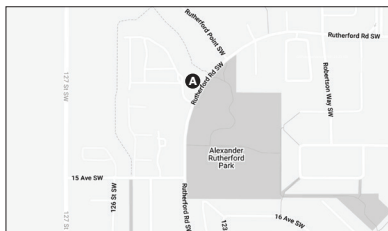
**Over \$16,000 of Included Upgrades**

Designed for family living, Pivot - located in established, tree-lined Rutherford features spacious, bright floor plans with unexpected high-end finishes. Backing rich mature trees, each home is pivoted 65-degrees for ultimate privacy. Pivot is designed with impeccably landscaped yards, private garages, and innovative interior design surrounded by walking trails and lush green parks for the whole family.

### Feature Highlights

- Black floor-to-ceiling casement windows that enhance natural light.
- Quartz countertops throughout the home with an upgraded oversized Silgranit kitchen sink.
- Upgraded tiled shower walls, fiberglass base, and barn-style shower door.
- 8 1/2" wide vinyl plank floor throughout the main floor and 12"x24" tile selections in the upper floor bathroom and laundry room.
- Private slate patio within a quiet backyard that offers maintenance-free landscaping.

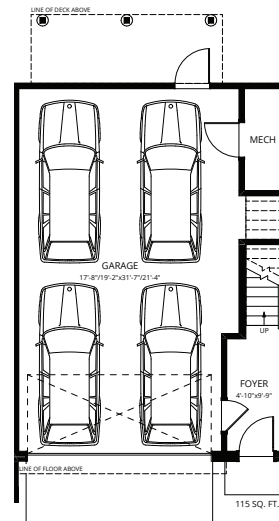
**40-1304 Rutherford Rd SW,  
Edmonton, AB**



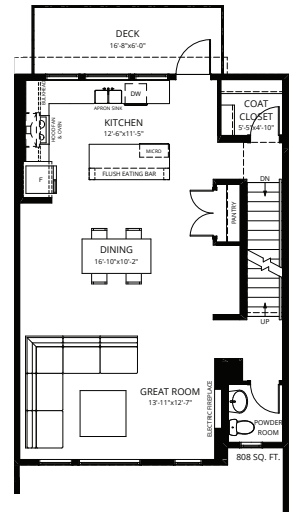
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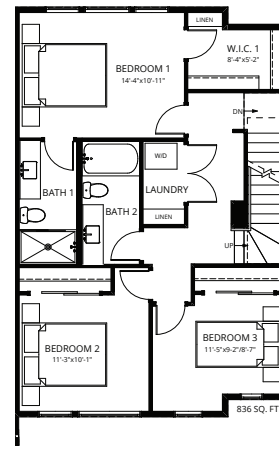
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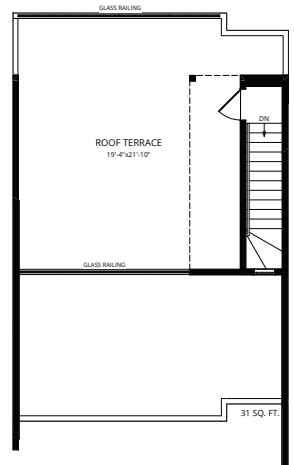
Ground Floor



Second Floor



Third Floor



Roof Terrace

Images and renderings featured are not representative of actual units, variations may be present. Actual usable floor space may vary from the stated floor area. Prices and specifications are subject to change at any time. E.&O.E. 02/28/2024.