



# Presidio - Forest Collection

# Immediate Possession

**\$629,900**

3 Bed | 2.5 Bath

1,872 Sq.Ft.

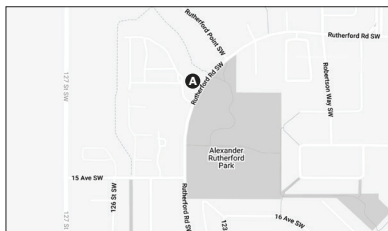
**Over \$18,000 of Included Upgrades**

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

- Contemporary, award-winning architecture.
- Form meets function in the kitchen with a modern single-lever Kohler faucet and undermounted roomy single-bowl sink.
- Elevate your lifestyle with open riser carpeted stairs.
- Thoughtful details of trim, upgraded matte black levers, and a single shaker profiled door.
- Surface mount LED light fixtures for a seamless look throughout the home.

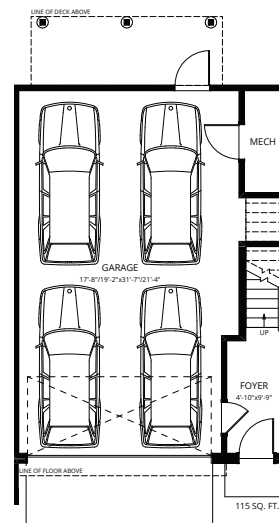
**41-1304 Rutherford Rd SW,  
Edmonton, AB**



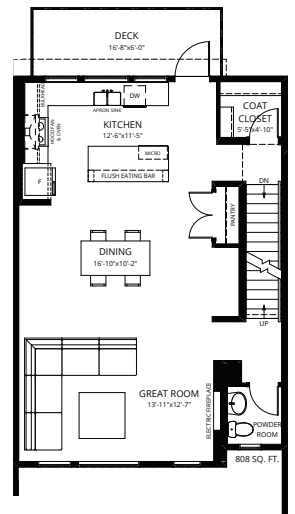
### Contact

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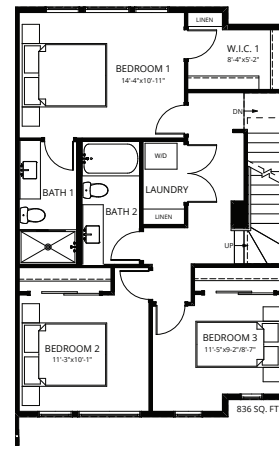
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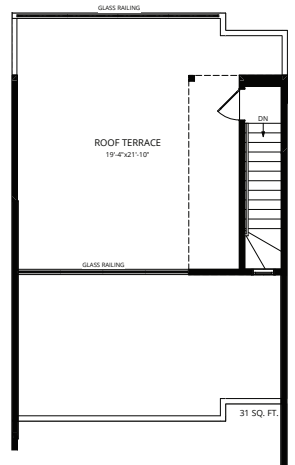
Ground Floor



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. 05/09/2024.