



## Edmonton Alberta

\$1,188,000

LOCATION LOCATION! Just steps to the RAVINE & all of it's natural splendour! 5000 sf of total luxury including the beautiful newer bsmt development. TRIPLE garage. Gorgeous finishings & loads of stone work throughout the home. Hardwood on the main & newer carpet. Open concept layout w/9' ceilings, perfect for entertaining large or small gatherings. Chef inspired w/upgraded cabinetry & a huge island where it's sure to be the focal point at parties. Convenient walk thru pantry, exotic granite countertops, S/S steel appliances, extensive use of pot lighting. Main flr den/bedrm (full bath down the hall), formal dining rm w/dbl sided FP to the oversized great rm. Upper level has 4 spacious bedrms (2 w/ensuites, 5 bathrms ttl) & a bonus rm w/dbl drs (5th bedrm). Dream ensuite w/a huge W/I closet & His/Hers sink. Bsmt has a theatre area, bedrm, spa bathrm w/steamer, Family rm & workout area (bedrm). Close to schools, shopping & ravine trails. Easy access to Anthony Henday, U of A & downtown. Quick possn avail (id:6769)

Bedroom 6 4.63 m X 4.18 m

Other 3.26 m X 2.5 m

Living room 4.72 m X 4.3 m

Dining room 3.38 m X 3.14 m

Kitchen 4.79 m X 4.79 m

Den 3.11 m X 3.02 m

Bedroom 5 3.11 m X 3.02 m

Breakfast 3.63 m X 2.44 m

Laundry room 4.27 m X 2.56 m

Primary Bedroom 5.06 m X 4.66 m

Bedroom 2 3.84 m X 3.63 m

Bedroom 3 3.47 m X 3.14 m

Bedroom 4 3.93 m X 3.54 m

Bonus Room 4.85 m X 4.02 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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Royal

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