



## Edmonton Alberta

\$1,150,000

Backing a picturesque southwest ravine setting in Bulyea Heights, this beautifully renovated executive home offers over 4,100 sq ft of finished living space & an exceptional level of privacy. Designed for modern family living, the main floor showcases rich hardwood flooring, spacious formal & casual living areas including the living room w/ a stone-facing gas fireplace, office with built-ins & a stunning kitchen w/ a walk-in pantry, all thoughtfully positioned to take in the surrounding beauty. Upstairs you'll find 4 generous bdrms, convenient laundry & a large primary retreat w/ a 5-pc ensuite, WIC & peaceful treeline views. The basement adds incredible versatility w/ a theatre area, large rec room, bdrm, full bath & studio space. Outside, mature landscaping, an inviting deck, & a beautiful natural backdrop create a private backyard retreat. Complete w/ a triple heated garage w/ drain, in-home & outdoor audio, underground sprinklers & more. Only steps to trails, parks & a short walk to top-rated schools. (id:6769)

Bedroom 5 5.38 m X 3.86 m

Recreation room 7.25 m X 5.89 m

Media 5.86 m X 4.45 m

Living room 6.05 m X 3.61 m

Dining room 4.77 m X 2.91 m

Kitchen 4.55 m X 3.47 m

Family room 6.01 m X 3.98 m

Den 4.07 m X 2.72 m

Pantry 3.18 m X 1.8 m

Breakfast 2.79 m X 1.96 m

Primary Bedroom 6.47 m X 4.06 m

Bedroom 2 5.15 m X 4.04 m

Bedroom 3 5.37 m X 3.42 m

Bedroom 4 5.44 m X 3.41 m

Laundry room 2.41 m X 1.49 m

Listing Presented By:



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