



## Edmonton Alberta

\$1,098,800

Location Location. Quality craftsmanship w/attention to detail. 2816 sf bespoke masterpiece! Nestled in a quiet cul-de-sac, backing south onto a HUGE greenspace in Terwillegar Gardens. Built by one of Edmonton's premier LUXURY builders, BIRKHOLZ Homes. Immaculate 2 sty family home w/4200 sf (ttl). The main floor features a bright open concept layout, grand entrance w/stunning curved staircase & 19 ft ceilings, dream kitchen w/premium cabinetry (Peachwood) & soapstone countertops, dbl sided fireplace, spacious living rm, elegant dining area w/coffered ceilings & den with B/I shelving. Upper level features walnut H/W- Primary retreat w/gas FP, his/her closets & 5-pc spa like ensuite w/granite, 2 more O/S bedrms & 4pc bath. The lower level w/in flr heating is for entertaining, a rec rm w/games area, TV area, wet bar, & a 4th bedrm. Sound system, A/C, updated lighting, updated carpets/paint, 9 ft ceilings on the main/bsmt, U/G sprinkler & O/S heated garage. Private yard. Steps to schools, parks & shopping (id:6769)

Bedroom 4 4.54 m X 2.96 m

Media 4.05 m X 3.99 m

Other 2.26 m X 1.31 m

Storage 3.26 m X 2.23 m

Utility room 4.45 m X 3.63 m

Living room 4.72 m X 4.24 m

Dining room 4.27 m X 3.08 m

Kitchen 4.82 m X 3.69 m

Den 3.9 m X 3.35 m

Laundry room 2.83 m X 2.71 m

Primary Bedroom 5.52 m X 5.21 m

Bedroom 2 4.24 m X 3.35 m

Bedroom 3 3.96 m X 3.35 m

Listing Presented By:



Originally Listed by:  
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