



## 2218 GARNETT Court Edmonton AB

\$700,000

This stunning custom-built home offers over 3,200 sqft of luxurious living space across four fully finished levels, including a walkout & a rare second lower level. Constructed with ICF for the lower levels and 2x6 wood with blown-in insulation for the upper levels, this residence features a high-velocity forced air heating system & in-floor hot water heating throughout, including the garage, which also has a sump for drainage. The home boasts vaulted ceilings, Italian tile & a chef's kitchen with island. Enjoy breathtaking pond views from two full glass-railed balconies. The master ensuite, located on its own top level, features a steam shower with double shower heads & spacious walk-in closet. Additional highlights include triple-pane windows, new engineered shingles, an oversized heated garage, a high-end Kinetico water softener with an add-on dechlorinator & Hunter irrigation system. With Shaw and Telus readiness and a BBQ line, luxurious living meets exceptional craftsmanship in this unique home.

Listing Presented By:



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