



## 3065 MACNEIL Way Edmonton AB

\$888,000

Executive WALKOUT Bungalow in prestigious Magrath Heights offers OVER 3600 sf of ttl living space! A PRISTINE, well maintained home boasts 10 ft ceilings & an open concept & huge windows allows the natural light to stream in. Find impressive exotic cherry hardwood, solid core doors/trim, solid wood cabinets, granite throughout & a chef's kitchen w/ large island, eating bar & gas range. CARPET FREE HOME incl 2 fully equipped KITCHENS (dbl appliances) providing independent living in bsmt, 2 LIVING RMS w/GAS F/P, 3 full BATHS, 5 BDRMS, den/exercise rm. The Primary bedroom is private, a retreat w/dual vanities, deep soaker tub for 2, oversized W/I shower, huge W/I closet & fresh paint. 2nd main flr bedrm + den/be. Features incl A/C, O/S & HEATED garage w/drain, tankless H2O, O/S storage rm w/ floor to ceiling B/I cabinets. Enjoy your SOUTHWEST views from your deck & take advantage of your generous yard w/ lower level patio. Excellent proximity to schools, shopping, restaurants & steps to amazing trails/ravine

Listing Presented By:



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