



## Edmonton Alberta

\$1,150,000

Discover this architectural 2,600+ sq ft executive home in Edmonton's coveted Capilano, just steps from the river valley, Gold Bar Park trails, and minutes to downtown. This custom residence features a striking open-to-below design in the great room, and a dedicated main-floor den that can serve as an additional bedroom, conveniently located next to a full 3-piece bathroom. The main level is bathed in incredible natural light from an abundance of windows. Ascend to the functional upper level featuring a central family room with access to a large private balcony, plus a massive primary retreat with a spa-like 5-piece ensuite. The massive, already framed-out basement is a rare find, ready for your seamless development into extra bedrooms or a recreation space. Complete with an over-sized, heated detached garage, this home is a rare blend of prime location, high-end design, and exceptional growth potential. Your opportunity to live in the heart of Capilano. (id:6769)

Living room 4.59 m X 6.41 m

Dining room 2.43 m X 5.16 m

Kitchen 4.61 m X 4.51 m

Den 2.94 m X 4.26 m

Primary Bedroom 3.64 m X 4.83 m

Bedroom 2 3.73 m X 3.01 m

Bedroom 3 4.38 m X 3.05 m

Bonus Room 4.93 m X 4.2 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

<https://www.rivervalleyrealty.ca/>



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