



## Edmonton Alberta

\$540,000

Calders newest benchmark. This custom-built half duplex delivers a level of finish rarely seen at this price. From 9-ft main floor ceilings and stained maple railings with iron spindles to a chef's kitchen with GEM cabinetry, quartz countertops, high-end appliances, and a walk-in pantry, every detail was chosen with intention. A spacious front foyer welcomes you in alongside a bright den with large window. The open-concept main floor flows through the chef's kitchen into the living room with electric fireplace, finishing at a dedicated rear mudroom. Upstairs: 3 bedrooms, bonus room, upper laundry, and a primary suite with walk-in closet and 5-piece ensuite. The legal-suite-ready basement offers 9-ft ceilings, side entrance, two egress windows, plumbing rough-ins & a 200A panel. Double detached garage is insulated, gas rough-in ready, with its own 200A panel & 8-ft door. Concrete walkways front to back and fully fenced. AC rough-in. Rear deck with gas BBQ hookup. Built to a higher standard. (id:6769)

Living room 13'3" x 19'11"

Dining room Measurements not available

Kitchen 14'8" x 17'

Den 10'4" x 7'6"

Primary Bedroom 12'5" x 13'1"

Bedroom 2 9'4" x 11'1"

Bedroom 3 9'5" x 11'6"

Bonus Room 12'5" x 10'9"

Listing Presented By:



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