



## Edmonton Alberta

\$1,074,900

Welcome to prestigious Brookhollow of Twin Brooks! Perfectly SW positioned on the Mactaggart Sanctuary, this exceptional bungalow w/ loft is perfect for those looking for easy living- HOA of \$150/month for lawn/snow care! EXTENSIVE & high quality renovations over the years incld' the chef's kitchen, luxurious bathrooms, hardwood flooring & carpet, metal roof (2019), main furnace (2023), HWT (2021) & more! AIR CONDITIONED! The bright & cozy main floor is designed for effortless entertaining, while the elegant primary retreat features a walk-in closet & spa-inspired ensuite w/ heated floors. A 2nd bed, den, 1/2 bath & laundry w/ solar tube complete main level. Upstairs, the expansive bonus room has year round stunning views of the ravine & is completed w/ a fireplace & 1/2 bath. The finished basement offers an add'l bedroom, full bath, storage & spacious rec room. Outside- enjoy total privacy & power awning over deck. Heated double attached garage w/epoxy floors. Welcome home! (id:6769)

Family room 7.1 m X 4.72 m

Bedroom 3 4.57 m X 3.81 m

Storage 7.28 m X 2.83 m

Living room 4.85 m X 4.08 m

Dining room 3.84 m X 3.47 m

Kitchen 3.78 m X 3.29 m

Den 3.99 m X 3.08 m

Primary Bedroom 4.88 m X 3.66 m

Bedroom 2 3.44 m X 3.32 m

Laundry room 2.41 m X 1.83 m

Breakfast 3.08 m X 2.87 m

Bonus Room 6.98 m X 5.73 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



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