



## Edmonton Alberta

\$1,099,900

ELEGANCE & CLASS unite in this EUROPEAN INSPIRED DESIGN w/ a LEGAL BSMT SUITE. Architecturally Built to the highest specification, NOT A SKINNY, and constructed w/ ENGINEERED LUMBER (Stronger, Straighter, more Durable than conventional lumber). FULLY LOADED w/ ultra premium finishes: HERRINGBONE LUXURY VINYL PLANK, PORCELAIN COUNTERS in the KITCHEN ISLAND & BATHROOM. Brizo Plumbing Fixtures, Emtek Door Hardware, BUILT-IN GOURMET APPLIANCES & Custom Cabinet in Dining room. 12-FT REAR WINDOW WALL FULLY RETRACTS open to the COMPOSITE DECK w/ PERGOLA. Master Bdrm w/ Massive Walk-in Closet & ensuite w/ CURB-LESS WALK-IN SHOWER & Freestanding Soaker. Two more Bedrooms, 5-PC main Bath, & Laundry Room complete 2nd Lvl. STORAGE GALORE w/ Custom Cabinets Everywhere. 3RD LVL LOFT: Open Space, WET-BAR w/ Dishwasher, 2-PC bath (great for Lounging OR Home Office) & ROOT-TOP TERRACE w/ PERGOLA, Composite Decking & Seasonal Storage Room. SEPARATE EXTERIOR ENTRANCE to 1-Bedroom Luxury Legal Basement Suite (id:6769)

Bedroom 4 11'7" x 11'10"

Second Kitchen 14'8" x 10'1"

Laundry room 4'1" x 7'2"

Living room 20'6" x 16'11"

Dining room 14'3" x 9'9"

Kitchen 17' x 18'

Mud room 7' x 11'7"

Primary Bedroom 13'2" x 12'3"

Bedroom 2 10'3" x 14'

Bedroom 3 10'1" x 10'2"

Bonus Room 18'4" x 13'8"

Laundry room 1.54 m X 1.88 m

Listing Presented By:



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YEGPro Realty



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