



## Edmonton Alberta

\$990,000

Luxury & elegance welcomes you to this stunning, custom designed & built home, nestled in prestigious neighborhood of College Woods. Total of 4 bedrooms, office, 3.5 baths, approx. 3540 sq. ft. of total living space creating a well functioning layout. Vaulted ceilings, beautiful open floor plan, high quality finishes throughout, timeless design. Formal family & dining rooms. The gourmet kitchen w/ glass-accent cabinetry, granite countertops & SS appliances. Gorgeous living room area w/ beautiful natural stone on a double-sided fireplace, and a door leading to a deck overlooking breath-taking backyard w/ established trees & exceptional privacy. Large Primary suite w/ 5-pce ensuite including jacuzzi tub & shower, & walk-in closet. F.F basement offers a large rec area, additional bedroom, 3-pc bath & plenty of storage space. Triple attached garage. 2-level stone patio w/ a privacy wall. New 2 furnaces (2023), driveway (2020), carpet (2024), paint (2024). Close to parks, river valley, schools & shopping. (id:6769)

Bedroom 4 4.09 m X 4.52 m

Storage 2.92 m X 2.59 m

Utility room 2.22 m X 3.25 m

Family room 5.82 m X 6.78 m

Bedroom 2 4.41 m X 4.96 m

Bedroom 3 3.4 m X 4.88 m

Laundry room 1.69 m X 2.79 m

Living room 4.39 m X 6.37 m

Dining room 3.4 m X 4.18 m

Kitchen 3.95 m X 4.29 m

Den 4.41 m X 4.08 m

Primary Bedroom 4.55 m X 4.69 m

Office 2.73 m X 3.37 m

Listing Presented By:



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Century 21 All Stars Realty Ltd

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