



## Edmonton Alberta

\$924,900

RARE AND EXQUISITE RAVINE PROPERTY available in the prestigious Estates of Southbrook. This custom built bungalow offers 3276 sqft of total living space and is situated on a 7800+ sqft lot that backs directly onto Blackmud Creek Ravine. The main floor offers a very open floor plan w/soaring barrel ceilings, floor to ceiling windows, 3-sided fireplace, and heated travertine flooring throughout. Huge kitchen w/premium maple cabinets, granite/butcher block counters, and s.s. appliances. The main floor also features the spacious primary suite w/4-pc ensuite and walk-in closet, additional bedroom/bath, den area, and laundry/mudroom. The lower level welcomes you with a HUGE rec area w/10' ceilings, theatre area, temperature controlled wine room, additional bed/bath, and plenty of storage. Absolutely DREAM quad/oversized garage. Outside you will enjoy the tranquil yard w/beautiful landscaping and stamped concrete patio. Close to all amenities, this property needs to be seen to be truly appreciated! (id:6769)

Family room 10.32 m X 5.23 m

Bedroom 3 3.45 m X 4.49 m

Living room 5.09 m X 6.23 m

Dining room 3.32 m X 3.38 m

Kitchen 4.06 m X 4.07 m

Den 2.73 m X 3.94 m

Primary Bedroom 5.07 m X 3.75 m

Bedroom 2 3.19 m X 2.82 m

Laundry room 2.1 m X 5.07 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://ryanlauber.com/>

**RE/MAX ELITE**

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