



## Edmonton Alberta

\$1,175,000

MAGNIFICENCE IN MAGRATH!! Look no further than this exceptional fully developed (4175 Sq/Ft) SOUTH facing WO bungalow nestled in the peaceful heart of the community. With a stunning backyard view (no back neighbours), a picture perfect location in a cul-de-sac, this home is sure to inspire. The main floor open concept plan brilliantly showcases a huge chef's kitchen, living space, and formal dining area with full walkthrough pantry, and mud room. The massive private primary BR is equipped with a 5pc ensuite bath (a marriage saver WC), W.I. closet, and separate access to the backyard deck. The 2nd large BR upstairs also comes stocked with a 3pc ensuite bath. The fully developed basement consists of 2 more exquisitely sized BR's ALSO with ensuite baths, wet bar, 2nd living space perfect for the kids, and media/theatre room for the latest releases. An oversized double attached garage that will take care of all your storage needs. Lest we forget: 4 Ensuite Baths! DON'T MISS OUT AT THIS CHANCE AT LUXURY!! (id:6769)

Family room 7.59 m X 4.93 m  
Bedroom 3 5.63 m X 4.14 m  
Bedroom 4 3.5 m X 5.92 m  
Media 4.28 m X 4.96 m  
Other 4.23 m X 3.2 m  
Living room 7.39 m X 4.39 m  
Dining room 3.51 m X 3.63 m

Kitchen 4.42 m X 3.65 m  
Primary Bedroom 5.8 m X 3.62 m  
Bedroom 2 3.65 m X 4.14 m  
Breakfast 4.43 m X 3.02 m  
Laundry room 2.44 m X 1.84 m  
Pantry 2.52 m X 1.93 m

Listing Presented By:



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