



# Edmonton Alberta

\$1,850,000

If you are looking for the WOW factor - this is it & then some! Beautiful views year round backing onto a pond, walk out bsmt, triple car garage, over 5,500 sq. ft. of total livable space, meticulously maintained & 4 bdrms up - each with their own ensuite! Custom built w/quality, style & luxury in mind. Grand entryway, soaring ceilings & an open concept layout lead into the chef's dream kitchen with massive eat-in island & endless space to entertain with an open concept to the living & dining areas. Main floor also features: an office, huge pantry, mudroom & wrap around deck. Upstairs layout is absolutely genius: 4 spacious bdrms w/walk-in closets & ensuites, plus 2 flex spaces. The primary retreat features incredible views, large closet & spa-like ensuite. The walk-out bsmt is made for entertaining w/wet bar, theatre room, rec room, 2 more bdrms, & 1.5 baths. Covered patio, hot tub, firepit area, in-floor heat, A/C, water softener & more! Conveniently located close to all amenities. Don't miss out! (id:6769)

- Bedroom 5 3.04 m X 4.4 m
- Bedroom 6 3.53 m X 4.39 m
- Recreation room 6.41 m X 10.57 m
- Utility room 3.11 m X 3.73 m
- Living room 5.16 m X 5.49 m
- Dining room 8.07 m X 4.81 m
- Kitchen 5.15 m X 5.11 m
- Den 3.18 m X 3.23 m

- Mud room 3.23 m X 5.43 m
- Storage 1.6 m X 2.52 m
- Primary Bedroom 6.37 m X 5.4 m
- Bedroom 2 4.66 m X 5.42 m
- Bedroom 3 3.26 m X 4.82 m
- Bedroom 4 5.19 m X 3.4 m
- Bonus Room 2.83 m X 3.42 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.ryansellers.com/>



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