



## Edmonton Alberta

\$979,000

Expertly crafted Westmount masterpiece -- a home where thoughtful architecture meets environmental sustainability & spares no detail in design, construction, or finish. Oversized Austrian-made Gaulhofer triple-glazed tilt & turn windows flood every room w/ natural light while ensuring superior energy efficiency & soundproofing. Chef's kitchen boasts quartz counters, touch-open cabinetry & high-end appliances, flowing seamlessly into open living spaces warmed by hydronic radiant heated concrete floors & a cozy gas fireplace. Upstairs offers three spacious bedrooms, including a king-sized primary w/ a luxurious ensuite, walk-in closet & private balcony. Enjoy year-round comfort with a heated double garage, heated driveway w/ Tekmar ice-melt system & a separate forced air system with heat recovery ventilator & A/C. Smart home features include Control4 automation, integrated security w/ cameras & Stobag exterior blinds for west-facing windows. Private and quiet backyard and deck add to the high standards here ! (id:6769)

Family room 3.28 m X 2.73 m

Living room 5.58 m X 3.66 m

Dining room 3.39 m X 3.26 m

Kitchen 3.39 m X 3 m

Primary Bedroom 3.84 m X 3.78 m

Bedroom 2 4.17 m X 2.81 m

Bedroom 3 3.65 m X 2.95 m

Listing Presented By:



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<http://janicekosak.com/>



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