



## Edmonton Alberta

\$609,900

PREMIUM EXECUTIVE 2 STOREY! Located in the vibrant SW community of Mattson, this stunning custom built home by San Rufo Homes showcases exceptional craftsmanship, luxury finishings and over \$53,000 in upgrades! Featuring soaring open-to-below ceilings, a SEPARATE SIDE ENTRANCE and a sunny south facing backyard, this impressive home offers 4 bedrooms, 3 bathrooms, a spacious bonus room and a gorgeous 5 pc ensuite. The modern chef's kitchen is designed to impress with a massive 7'6" island, quartz countertops, upgraded backsplash, 48" upper cabinetry to ceiling height and a walk-through pantry. Additional highlights include 9' ceilings, luxury vinyl plank flooring, elegant staircase railing, electric fireplace with feature wall, upstairs laundry with floor drain, upgraded tile flooring, built-in shelving in the primary walk-in closet, HRV system and basement rough-ins for future bathroom, laundry and wet bar. Exceptional style, space and future potential! EXPECT TO BE IMPRESSED! (id:6769)

Living room 3.05 m X 4.36 m

Dining room 3.29 m X 3.3 m

Kitchen 4.91 m X 4.81 m

Bedroom 4 3.05 m X 3.07 m

Mud room 1.94 m X 2.73 m

Primary Bedroom 3.3 m X 5.05 m

Bedroom 2 2.98 m X 4.44 m

Bedroom 3 2.43 m X 4.91 m

Bonus Room 3.33 m X 4.31 m

Laundry room Measurements not available

Listing Presented By:



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