



## Edmonton Alberta

\$2,750,000

Prestigious GRANDVIEW a rare NEW with over 5,790 sqft living space, custom contemporary infill steps from UofA, minutes from the newly announced Stollery Children's Hospital, elevating this already prime location. This 5-bed, 6-bath masterpiece features an open layout, chef's kitchen, Dekton counters, high-end appliances, a butler's pantry. Main floor showcases white-oak hardwood, designer fireplace, office/den, stylish bath, and a large gear/storage room. Sliders open to a covered, heated deck overlooking the treed ravine. Upper level offers a luxury primary suite, plus two bedrooms each with their own ensuite and in-floor heating, laundry room, and a bonus area with doors to a covered, heated balcony engineered for a future hot tub. Fully finished basement includes cold room, 2 large bedrooms, 2 full baths, spacious rec room, and in-floor heating. Home features 2 furnaces (4 zones), AC, central vac, humidifier, and an oversized heated garage. Situated on a landscaped, park-like lot with mature trees. (id:6769)

Family room 7.78 m X 7.55 m

Bedroom 4 4.1 m X 4.61 m

Bedroom 5 3.66 m X 4.86 m

Living room 4.89 m X 7.76 m

Dining room 3.35 m X 7.57 m

Kitchen 5.64 m X 5.49 m

Den 3.48 m X 3.78 m

Primary Bedroom 4.47 m X 6.05 m

Bedroom 2 4.11 m X 4.12 m

Bedroom 3 4.03 m X 4 m

Bonus Room 5.23 m X 4.76 m

Laundry room 2.89 m X 2.45 m

Listing Presented By:



Originally Listed by:  
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Limited



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