



## Edmonton Alberta

\$2,218,800

INCREDIBLE ONCE-IN-A-LIFETIME OPPORTUNITY to own nearly 1/2 AN ACRE in a mature & established SW neighborhood. This stunning property boasts over 6,200sf ABOVE GRADE w/ 8,500+sf TTL LIVING SPACE. Rear south exposure enhances the bright living room w/ soaring windows & a vaulted ceiling. Kitchen has top-of-the-line appliances & cabinetry plus numerous prep areas. Upstairs find widened stairwells/hallways & 4 generous bdrms w/ built-in desks, walk-in closets & private bthrms. Primary suite is a dream w/ spa-like ensuite, huge closet & balcony. Entertain downstairs w/ lrg rec space, wet bar, theatre rm, gym, 5th bdrm & flex rm. Extra space w/ upper loft/exercise studio, main flr craft/flex rm & 2nd flr office w/ a view. Enjoy a private treed yard bursting w/ perennials & boasting a H2O feature, numerous seating areas & access to walking trail (Ester Starkman & William Irwin Elementary in view). And for car lovers, enjoy an o/s 5 car bay w/ room for a lift, work bench, full car wash bay & storage galore. (id:6769)

Bedroom 5 4.2 m X 4 m  
Recreation room 6.6 m X 4.6 m  
Media 4.26 m X 9 m  
Living room 6.28 m X 6.27 m  
Dining room 4.87 m X 4.45 m  
Kitchen 7.3 m X 4.9 m  
Family room 4.44 m X 5.18 m

Den 4.2 m X 4.87 m  
Primary Bedroom 7.6 m X 9.1 m  
Bedroom 2 4.2 m X 4.9 m  
Bedroom 3 5.18 m X 3.96 m  
Bedroom 4 6.7 m X 4.9 m  
Bonus Room 3.35 m X 4.85 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**RE/MAX ELITE**

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