



## Edmonton Alberta

\$4,299,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. Perched atop the River Valley, overlooking Hawrelak Park, offering easy access to the UofA, downtown, and Royal Glenora/Mayfair Golf Club, this architectural gem combines full structural steel & ICF construction from foundation to roof. This house features luxurious amenities including: a commercial-grade kitchen with built-in espresso machine & walk-in pantry; fully equipped gym; wet bar; home-office; and large outdoor deck accessible by folding glass walls, marrying indoor w/ outdoor living. Boasting 9043 sq. ft. of multi-level, fully developed living space, bedrooms feature en-suite bathrooms with custom showers & walk-in closets for ultimate privacy & sanctuary, powered by a high-efficiency boiler system, in-floor heating, and 400-amp power service. Custom cabinetry, quartz & granite countertops, commercial floor-to-ceiling windows, and 10ft ceilings create a premium finish & spacious comfort. (id:6769)

Additional bedroom 4.72 m X 3.66 m  
 Bedroom 4.71 m X 5.59 m  
 Recreation room 9.57 m X 15.17 m  
 Living room 9.63 m X 5.85 m  
 Dining room 4.78 m X 4.08 m  
 Kitchen 9.61 m X 7.63 m  
 Family room 6.01 m X 5.48 m  
 Bedroom 6 4.79 m X 3.95 m

Office 8.31 m X 4.97 m  
 Den 6.12 m X 5.02 m  
 Primary Bedroom 4.98 m X 7.19 m  
 Bedroom 2 4.85 m X 4.12 m  
 Bedroom 3 4.76 m X 3.37 m  
 Bedroom 4 4.19 m X 3.91 m  
 Bedroom 5 4.03 m X 3.92 m

Listing Presented By:



Originally Listed by:  
 HonestDoor Inc

<https://www.honestdoor.com/>



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