



## Edmonton Alberta

\$1,499,999

Located in the exclusive river valley community of Cloverdale, where properties seldom become available, this architecturally refined 2.5-storey by Justin Gray Homes offers over 3,700 sqft of impeccably finished living space, including a fully legal 1 bed + den garden suite. Curated by CM Interior Designs, the interior features 5 bedrooms + office, 5 bathrooms, 9' ceilings, a gas fireplace, and a chef's kitchen with gas cooktop, wall oven, coffee bar, and custom mudroom. The primary suite showcases a steam shower, soaker tub, dual walk-in closets, and makeup vanity. On the top level, a rooftop loft offers a rec room, wet bar, half bath, and covered terrace with captivating skyline views. The fully finished basement extends the living space with 2 additional bedrooms, a luxe bath, wet bar, and media-ready theatre/rec room. All within walking distance to river valley trails, Muttart Conservatory, Accidental Beach, LRT, downtown, and the University of Alberta. (id:6769)

Bedroom 4 3.33 m X 3.6 m

Bedroom 5 4.03 m X 3.34 m

Living room 5.04 m X 4.7 m

Dining room 3.07 m X 4.6 m

Kitchen 4.06 m X 5.5 m

Primary Bedroom 4.88 m X 4.7 m

Bedroom 2 3.03 m X 3.5 m

Bedroom 3 3.04 m X 3.4 m

Listing Presented By:



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