



## Edmonton Alberta

\$885,000

This executive home in mature Forest Heights offers a custom-built design. Situated just minutes from walking/biking trails, downtown, shopping, & all amenities. The main floor boasts an open floor plan with wall-to-wall windows flooding the living room with natural light. The kitchen showcases dark cabinets with granite countertops, island & pantry. The Primary bedrm includes a walk-in closet & a luxurious 5-pce ensuite is a true retreat. A 2nd bedroom or den & full bathroom complete the main floor living area. The lower level offers a family rm with wet bar, gas fireplace, 2 bedrooms, full bath, plus plenty of storage. You will appreciate this build: Insulated concrete form (ICF) construction for the foundation & walls, air exchanger, A/C, & HE furnace ensures comfort year-round. A remarkable property that combines craftsmanship, energy efficiency, & thoughtful design elements. Backyard patio is great for BBQing or add a fire table and relax (gaslinex2), plus underground sprinklers, & Dbl Det Garage. (id:6769)

Family room 7.91 m X 5.44 m

Bedroom 3 4.24 m X 3.59 m

Bedroom 4 4.22 m X 3.65 m

Living room 4.93 m X 4.15 m

Dining room 4.58 m X 3 m

Kitchen 4.37 m X 3.5 m

Primary Bedroom 3.88 m X 3.51 m

Bedroom 2 3.04 m X 2.71 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://cathycookson.com/>

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