



## 1407 GRAYDON HILL Way Edmonton AB

\$788,800

Welcome to Graydon Hill, a quiet southwest community nestled behind an Environmental Reserve w/ easy access to all amenities! This well-maintained home boasts over 2,700 sf above grade plus a FULLY FINISHED BASEMENT w/ SIDE ENTRANCE. Enjoy natural light throughout w/ soaring windows & a vaulted living rm. Gorgeous kitchen features walk through pantry, upgraded appliances (incl gas stove) & reverse osmosis. Open concept kitchen, dining, living room + MAIN FLR BATH & DEN/BDRM. Upstairs find huge primary w/ walk-in & 5pc spa-like ensuite. 2 more well-sized bdrms, 4pc bthrm, laundry & spacious bonus rm. Basement offers 2 addtl bdrms, living area & wet bar. Features incl engineered hardwood, quartz throughout, central vac rough-in, built-in shelving, 8' doors, 9' ceilings, new windows, BACK GATE for ADDTL PARKING & new landscaping. Walking trail across the street leading to a naturalized storm pond + lrg park down the block. Easy access to Henday, Calgary Trail, Currents of Windermere, South Common & more!

Listing Presented By:



Originally Listed by:  
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