



## 45 WESTRIDGE Road Edmonton AB

\$1,495,000

This meticulously designed home features high-end finishes, superior craftsmanship, & backs onto the ravine! Over 3500 square feet living space, it includes 4 beds + den (potential for a 5th bed), & 4.5 baths. The main floor features stunning herringbone floors, custom railings & doors. The kitchen showcases elegant cabinetry, panel appliances, two fridges, built in ovens, & more. Bookmatched countertops grace the kitchen & the family room wet bar includes a built-in beverage fridge. The open living & dining room is enhanced by a modern fireplace, & wainscotting. The primary bedroom's is equipped w/ coffee bar, balcony, stunning ensuite, & large walk in closet. Upstairs are 2 additional bedrooms, a den that can be used as 4th bedroom, & two more full bathrooms! The lower level boasts a rec room, bedroom, full bathroom and in-floor heating. Other standout amenities include an three car garage with radiant heated floors, south yard w/ a covered deck that backs ravine. This home is a must see!

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

chris@proctorteam.com  
<http://www.proctorteam.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)