



635 Butterworth Wynd Edmonton AB

\$1,445,000

Unique, custom-built over 3,300 sq ft. home in Bulyea Heights backing onto park with walking trails to ravine. Large windows highlight park and professionally landscaped yard with a multi-level deck, firepit, hot tub, sprinkler system and auto seasonal lighting. Enter this immaculate home and be wowed by a two-story foyer, curved grey brick feature wall & staircase leading to the primary bed/ensuite with cathedral ceiling, walk-in closets & balcony. Second floor includes 2 additional bedrooms with Jack & Jill bath & laundry room. Main floor includes office, spacious kitchen with Italian cabinetry, family room & charming breakfast nook. Two-sided gas fireplace between the dining room and sun room adds warmth. Hardwood & tile flooring throughout. Spiral staircase to professionally designed basement with wet bar, appliances, bedroom and full bath. Additional staircase to heated double car garage. New roof, 3 furnaces, A/C, boiler system, vacuum system, and water softener. Move in ready! What's not to like?

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