



## 444 ROONEY Crescent Edmonton AB

\$1,168,000

Terwillegar Park Estates!!! Welcome guests into a breathtaking entrance with redone staircase, vaulted ceilings, architectural design details and a stunning FLOS light that makes a modern, clean statement. New cedar shingles (2014), new hot water tank (2018) a new furnace (2018) and new windows (2024) gives so much life into this amazing family friendly home. The main floor is open with a huge mudroom, 2 great family spaces, dining space connected to kitchen, breakfast nook and a huge laundry room. Upstairs there are 2 huge kids rooms with built in closets, large kids bathroom and the primary is stunning. This room is an oasis that has a walk in closet, a built in closet, a private balcony and a bathroom to dream of. Basement is fully finished, clean, bright with 3pc bath, bar, wine room and games TV area. The backyard is off the b-fast nook connecting the kitchen to the open mature landscaped backyard. Finally, a triple car attached garage!

Listing Presented By:



Originally Listed by:  
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