



## 104 EDGEWATER Circle Leduc AB

\$950,000

Exquisite Luxury home in Edgewater Estates at Southfork. No expense was spared in crafting this over 3700 SQ FT, 4 bed, 3.5 bath impressive Scandinavian design inspired former showhome. Backing onto Father Leduc School and fully finished from top to bottom including the newly constructed basement, custom designed landscaping, and fully finished garage with stunning heated polished floors. EVERY single space in this home is a showstopper on it's own from the first step of your tour to the last. Notable features like the enormous sliding marble door, custom iron railings and staircase, hardwood ceilings, ultra luxury Dacor Appliances valued over \$50k, massive black frameless windows, custom cabinetry, floating ethanol fireplace, vaulted ceilings, A/C, HEPA / UV Air Filter, Heated floors, theatre room, fitness room, really cool bedroom loft, built in hidden vacuum system, built in speakers, smart home features, main and second floor decks overlooking the park, and the list goes on! Your new adventure awaits!

Listing Presented By:



Originally Listed by:  
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