



## Edmonton Alberta

\$970,000

Executive WALKOUT bungalow in Allard backing onto a protected Reserve & Ravine with Triple Side-Load garage & sweeping aspen-lined driveway & grounds that beautifully frame the breathtaking interior design and finishes! This rare showpiece showcases 10-ft ceilings, 8-ft doors, expansive windows & doors that bathe the home in natural light. An open-concept main floor is tailored for upscale entertaining with a dramatic coffered-ceiling great room, lush treed-view dining area, chef-inspired kitchen w/ premium appliances, ovszd island, bar & walk-through pantry. A lavish primary retreat w/ balcony access overlooks ravine & features a spa-worthy ensuite with solar tube, jetted tub, custom shower & large WIC. A flexible 2nd bed/den & mudroom complete the main. The lower level stuns with a curved staircase, in-floor heating, wet bar, gym, gas fireplace, family room & 2 bedrooms. Step outside to a sprawling covered patio, perfect for entertaining. Prime location near walking trails, schools, shopping, QE2 & Henday (id:6769)

Family room 29'7" x 34'10"

Bedroom 3 14'8" x 13'9"

Bedroom 4 11'11" x 12'2"

Storage 14'8" x 7'

Second Kitchen 15' x 9'

Utility room 12' x 6'9"

Living room Measurements not available x 22 m

Dining room 12'6" x 13'3"

Kitchen 12'7" x 16'3"

Primary Bedroom 12'2" x 20'4"

Bedroom 2 13'2" x 9'8"

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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