



## Edmonton Alberta

\$3,250,000

Nestled in Westbrook Estates, this Habitat Studio custom-built home backs onto the Whitemud Ravine. Featuring custom millwork, site-finished hardwood, Italian tile, custom built-in's & premium lighting. The main floor offers a chef's kitchen w/ Wolf appliances, 2 Miele dishwashers, Sub-Zero fridge/freezer & beverage fridge, and a farmhouse sink. A servery connects the kitchen & dining room, adjacent to the office. The mudroom has built-in cubbies & a dog wash station, while the living room impresses w/ a vaulted ceiling & stone fireplace. Upstairs offers a family room, primary suite w/ a 5pc ensuite & walk-in closet, 2 bedrooms w/ a Jack & Jill bath, a 4th bedroom w/ a private ensuite, and a spacious laundry room. The bsmt has a rec room, gym, cold room, storage room, 4pc bath, bunk room & an additional bedroom. The backyard oasis includes an indoor/outdoor patio w/ fireplace & privacy screen, outdoor kitchen, fire pit, saltwater Arctic Spa. Min to Derrick Golf Club, Whitemud, Southgate & U of A. (id:6769)

Bedroom 5 8'11 x 15'5  
Bedroom 6 9'0 x 15'6  
Cold room 17'3 x 12'4  
Living room 19'5 x 17'1  
Dining room 14'8 x 10'7  
Kitchen 17'7 x 17'6  
Mud room 14'3 x 10'2

Office 16'2 x 9'1  
Family room 10'2 x 16'4  
Primary Bedroom 14'0 x 15'10  
Bedroom 2 13'3 x 16'5  
Bedroom 3 13'1 x 18'9  
Bedroom 4 12'8 x 14'1  
Laundry room 15'5 x 6'11

Listing Presented By:



Originally Listed by:  
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