



## 14112 96 Avenue Edmonton AB

\$3,675,000

Situated on one of the only cul-de-sacs in East Crestwood, FC Developments' latest custom estate features 6,500+sq.ft of developed living space on a 11,600sq.ft lot. 10' ceilings greet you in the foyer & open up to a soaring 23' vaulted ceiling in the living room. Custom cabinetry by Waygood can be found throughout the home, accented w integrated Jenn-Air appliances in the kitchen (incl 48" gas range w double ovens & two dishwashers). Elegant archways & rounded corners are incorporated in the design incl the custom plaster hoodfan, oversized island & breakfast nook. An ATTACHED heated TRIPLE garage is connected by a breezeway; complete with custom storage, utility sink & large walk-in closet. Upstairs you'll find 4 bedrooms with ENSUITES & WALK-IN CLOSETS FOR ALL. In the basement are 9' ceilings, RADIANT HEATED floors, a custom bar area + built-ins, 2 add'l bedrooms (one styled as a GYM), a 4PC bath w a massive STEAMSHOWER connected to the gym area. Live steps from the River Valley in your own quiet oasis

Listing Presented By:



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