



## Edmonton Alberta

\$1,300,000

Location is unbeatable! Over 6000 sqft of living space in this unique 2 story walkout in the respected & admired community of Bearspaw. This spectacular home as a total of 5 fireplaces, 4 being double sided, in the dining & living areas on the main floor & lower level. The main floor has a bedroom/den at the front entrance, 1.2 bath, large laundry room with a sink & cabinets. 2 Access points to the basement, Access to the triple insulated garage, kitchen with a dinette area, family room with a gas fireplace & access that overlooks the pool/jacuzzi level. The upper level has 3 very large bedrooms & a 4 pc bath. The primary suite has 2 closets, 5 pc ensuite, access door that leads down to the pool & double patio doors that lead to the patio which is the full length of the house. There is also a den with access to the patio as well. The walkout lower level has a bar, dining & living area, lots of storage & access to the pool area. The backyard is incredible, lots of space. This property is a real gem. (id:6769)

Living room 4.02 m X 5.02 m

Dining room 4.27 m X 5.16 m

Kitchen 4.21 m X 5.8 m

Family room 4.86 m X 6.06 m

Office 4.1 m X 2.95 m

Den 4.22 m X 5.2 m

Primary Bedroom 5.66 m X 7.91 m

Bedroom 2 4.1 m X 4.5 m

Bedroom 3 3.96 m X 4.48 m

Bedroom 4 4.9 m X 4.11 m

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