



## 215 GALLAND Close Edmonton AB

\$749,900

SIMPLY IMMACULATE! This custom 2-storey in Estates of Parkland features Tindlestone/stucco exterior & stone driveway leading to the o/s d/garage. This sought after community in West Edmonton has everything - trails, parks & ponds, close to schools & easy access to the Anthony Henday & Whitemud. The property backs onto a green belt, set back from a walking trail & Le Cerf Park. Enjoy the view of mature trees, south facing yard (sprinkler system, composite deck & stamped concrete patio) framed by floor to ceiling h/e windows with transoms. The main floor has 10 ft. ceilings, tall Euro doors & crown molding. This 2489 sq.ft. home boasts a chef's kitchen, granite, pantry, office, family room (Rundlestone fireplace), sitting room/den, mudroom & half bath. A curved staircase brings you upstairs, 3 beds, 4 pce bath & curved feature wall in the primary suite, w/i closet & 5 pce ensuite. The basement is fully developed, in-floor heat, family room/rec area, 4th bedroom, 4 pce bath, laundry & storage.

Listing Presented By:



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