



## Edmonton Alberta

\$758,800

Beautiful Marcson GEM in Upper Windermere, a family focused lifestyle community w/access to the Exclusive Private Leisure Centre (heated pool, tennis, ice rink/basketball) & km of walking trails. Spacious feel w/9'ceilings, a large foyer & G/R w/a stunning FP. Chef's kitchen w/cappuccino cabinets, coffered ceilings, granite, S/S appl & breakfast nook. Completing the main floor is a spacious office/flex rm, 1/2 bath & mud/laundry rm. The upper level highlights incl a large vaulted bonus rm, 4 pc bath & 3 bdrms. The primary suite features a W/I closet + 5pc ensuite w/soaker tub & O/S W/I shower. Lower level is completely developed w/a large rec rm, flex rm (exercise rm/den/craft area) & updated 3 pc w/10 mil glass. Partially covered maintenance free deck, patio & low maintenance yard & stone/acrylic stucco. 2024 99% High Effic variable speed F/A & 16 SEER A/C unit. Quiet street steps to Leisure Centre. Located walking distance to schools, Catholic/ Public, restaurants & shops. Minutes to Anthony Henday & Golf (id:6769)

Family room 4.95 m X 6.01 m

Bedroom 4 2.65 m X 4.08 m

Bedroom 5 2.95 m X 3.34 m

Living room 3.78 m X 4.35 m

Kitchen 2.96 m X 3.94 m

Den 3.64 m X 2.73 m

Breakfast 2.39 m X 3.32 m

Laundry room 2.57 m X 2.78 m

Primary Bedroom 4.35 m X 4.85 m

Bedroom 2 3.02 m X 3.25 m

Bedroom 3 3.25 m X 3.09 m

Bonus Room 4.53 m X 4.86 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>

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