



## Edmonton Alberta

\$899,000

RARE OPPORTUNITY. In a QUIET CRESCENT, this FULLY FINISHED WALKOUT backs 3 naturalized ponds with fountain features. The moment you enter, this home simply feels different. Notice the wainscoting & the soaring ceilings as you step in the front entrance. Move past the den/library & home office to the SPACIOUS GREATROOM with CUSTOM FRENCH COUNTRY FIREPLACE, & OVERSIZED WINDOWS to enjoy the morning sun & peaceful views of the ponds. The OPEN CONCEPT KITCHEN & DINING AREA are the hub of the home with EXTENSIVE COUNTERTOP & CABINET SPACE. The formal dining is perfect for large family dinners. Move upstairs to your SPACIOUS PRIMARY BEDROOM, SPA-LIKE 5 pc ENSUITE, CUSTOM WALK-IN CLOSET, LARGE 2nd & 3rd BEDROOMS, & massive BONUS ROOM/4TH BDR. The lower level was DESIGNED FOR FAMILY LIFE, with 2nd FULL KITCHEN, FAMILY ROOM, THEATRE ROOM, FITNESS ROOM and 3 pc BATH. Enjoy summer evening bbq's on the FULL WIDTH DECK or fireside on the LOWER PATIO. Recent updates: TRIPLE PANE WINDOWS, SOLAR PANELS, 40 YR ROOF & more. (id:6769)

Bonus Room 6.18 m X 4.1 m

Second Kitchen 2.91 m X 5.11 m

Other 4.17 m X 3.68 m

Living room 5.35 m X 4.14 m

Dining room 4.09 m X 3.35 m

Kitchen 4.09 m X 4.55 m

Den 2.88 m X 4.11 m

Family room 4.08 m X 4.62 m

Primary Bedroom 4.1 m X 4.1 m

Bedroom 2 2.93 m X 3.91 m

Bedroom 3 2.88 m X 3.37 m

Bedroom 4 4.08 m X 4.62 m

Listing Presented By:



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