



## Edmonton Alberta

\$1,995,000

Nestled on a private ravine lot, this custom-built walkout bungalow offers an unparalleled blend of luxury and tranquility. Thoughtfully designed, it features soaring twelve-foot ceilings, hand-scraped walnut and travertine flooring, and expansive windows that frame breathtaking one-hundred-and-eighty-degree views. The great room is bathed in natural light, centered around a striking three-sided marble fireplace. A chef's kitchen boasts premium appliances, generous prep space, and exquisite designer details, perfect for hosting. A second living area doubles as a four-season sunroom, seamlessly connecting indoor and outdoor living. The serene primary suite includes a spa-inspired ensuite and a custom dressing area. The walkout level is an entertainer's dream with a golf simulator, wet bar, and dual recreational spaces. An oversized heated quad garage features a pet shower, bathroom, and space for car lifts. Minutes from amenities yet immersed in nature, this home is a true retreat. (id:6769)

Bedroom 2 3.47 m X 5.46 m

Bedroom 3 4.05 m X 6.62 m

Great room 7.43 m X 7.35 m

Recreation room 5.81 m X 5.33 m

Recreation room 6.34 m X 9.08 m

Living room 6.13 m X 6.35 m

Dining room 5.36 m X 5.53 m

Kitchen 5.61 m X 5.33 m

Family room 5.03 m X 5.88 m

Primary Bedroom 6.26 m X 4.15 m

Laundry room 3.93 m X 2.45 m

Mud room 2.12 m X 2.96 m

Office 3.63 m X 5.07 m

Bonus Room 6.43 m X 7.64 m

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<https://ryandebler.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)