



## Edmonton Alberta

\$1,149,900

RARE FIND in an EXCLUSIVE GATED COMMUNITY close to EVERYTHING! This home offers exceptional SPACE, PRIVACY, and MULTI-GENERATIONAL FLEXIBILITY. The LOWER LEVEL features a JUNIOR PRIMARY BEDROOM with FULL BATH. The MAIN LEVEL features a centrally located BONUS ROOM, creating the perfect layout for growing families where kids stay within sight and living spaces flow naturally. Upstairs, the PRIMARY SUITE is paired with TWO ADDITIONAL BEDROOMS connected by a JACK-AND-JILL BATHROOM. The FULLY DEVELOPED BASEMENT includes a WET BAR, THEATRE ROOM, and a HOME GYM. Enjoy a PRIVATE BACKYARD backing onto GREEN TREES with no rear neighbours for a quiet, cozy setting. This home offers approx. 3,200 SQ FT above grade plus a 1,500+ SQ FT basement, a DOUBLE OVERSIZED ATTACHED GARAGE, and an ENTERTAINMENT PACKAGE that includes 4 SMART TVs, a HOME THEATRE SYSTEM with Epson WiFi projector, and a 4-ZONE SONOS SPEAKER SYSTEM. Low condo fees in this SELF-MANAGED community. (id:6769)

Bedroom 5 Measurements not available

Bedroom 4 15' x 15'

Living room 23'6 x 20'1

Dining room 9'1 x 16'11

Kitchen 12'9 x 12'7

Pantry 9'3 x 9'11

Laundry room 9'3 x 9'11

Primary Bedroom 15'8 x 25'8

Bedroom 2 11'5 x 16'1

Bedroom 3 13'6 x 15'9

Bonus Room 16'4 x 14'9

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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