



## Edmonton Alberta

\$1,299,000

ELEGANCE REDEFINED, ONE BLOCK FROM GRANDVIEW DRIVE! This stunning 3+1 bedroom, 4.5 bath residence offers nearly 3,600 sqft of masterfully designed living space, just a short stroll from the ravine, walking trails, and top-rated Grandview Heights School. Every detail exudes luxury: 10' ceilings, custom walnut staircase that flows seamlessly from basement to second floor, and the exquisite 7 white oak hardwood floors. Entertain in style in the expansive living room, dining room and kitchen with Dekton countertops, an 8' island, \$40,000 premium appliance package, and a butler's pantry designed for effortless hosting. Upstairs, retreat to the gorgeous primary suite, complete with a bespoke walk-in closet and a spa-like ensuite. Each additional bedroom features its own private ensuite, providing comfort and privacy for all. The fully finished basement offers a perfect entertainment space with wet bar, full gym, 4pc bath and fourth bedroom. Fully fenced and landscaped west backyard plus double detached garage. (id:6769)

Family room 3.46 m X 5.68 m

Bedroom 4 4.37 m X 3.69 m

Recreation room 3.46 m X 5.68 m

Utility room 3.13 m X 3.02 m

Living room 4.84 m X 4.08 m

Dining room 4.85 m X 2.99 m

Kitchen 3.66 m X 5.21 m

Office 4.73 m X 3.02 m

Mud room 3.29 m X 1.39 m

Primary Bedroom 4.85 m X 5.36 m

Bedroom 2 3.63 m X 3.84 m

Bedroom 3 3.53 m X 4.46 m

Laundry room 7.2 m X 11.6 m

Listing Presented By:



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