



## Edmonton Alberta

\$1,059,998

Luxury lives here. This brand new Rowland Rd 5 bed, 5 bath home offers 3263 sq of finished living space. Not a skinny home. Enjoy high ceilings on every floor! The main floor is flooded with natural light and features open-to-below design, open riser stairs, and a striking waterfall island. The chef's kitchen boasts high-end finishes, gas stove, and walk-in pantry. Elegant dining area with expansive south windows. Mudroom leads to a private patio and oversized double garage. The 2nd floor has a vaulted primary suite with spa-inspired ensuite (wet room, dual sinks, water closet), beds 2 and 3, full bath, laundry, and a reading nook with patio. The show-stopping 3rd floor loft offers river valley & downtown views, wet bar, half bath, and rooftop patio. The 872 sq ft Basement features a large family room, 2 beds & full bath. Includes A/C, on-demand hot water, solar rough-in, high-eff 2-stage furnace & Alberta New Home Warranty. Built Green by Urban Pioneer Infill. Homes next door finishing in late Sept. (id:6769)

Family room 17'10 x 18'12

Bedroom 4 14'2 x 9'6

Bedroom 5 10'2 x 13'2

Living room Measurements not available x 20.5 m

Dining room 8'6 x 14'3

Kitchen 17'10 x 14'3

Den Measurements not available

Primary Bedroom 19'2 x 13'5

Bedroom 2 10' x 10'

Bedroom 3 10'10

Bonus Room 10'7 x 9'9

Laundry room 5'11 x 6'7

Listing Presented By:



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