



## Edmonton Alberta

\$3,995,000

WALKOUT BASEMENT, FLOOR TO CEILING WINDOWS, private unrestricted river valley views! This Stunning 7,600+ SF, FULLY FINISHED 2011 build is unique & timeless. With 14 ceilings, a huge roof top patio, recently redone roof, well equipped wet bars on each floor, a covered, heated, deck off the kitchen with mechanized bug nets, & a beautifully landscaped yard, with several mature perennials, luxury stone patios & a putting green installed in 2016. With 6 bedrooms, each with their own ensuites, a wine cellar, pool table, & sub basement movie theatre unlike anything youve ever seen before, this house is a dream come true! Built with care, this home has an incredible 68 piles in the foundation to a dept of 70 ft, ICF Concrete block construction, triple pane windows, in floor heating system, that extends into the triple car garage, powered by a redundant TWO boiler system, & fan coil blown air for a consistent temperature & A/C! With Quick access to the river valley, UofA Hospital, & Downtown! (id:6769)

Bedroom 4 4.29 m X 5.1 m  
Bedroom 5 3.61 m X 4.81 m  
Bedroom 6 3.45 m X 3.72 m  
Media 6.32 m X 8.56 m  
Games room 9.21 m X 10.99 m  
Living room 4.66 m X 4.36 m

Dining room 2.27 m X 4.86 m  
Kitchen 5.06 m X 4.86 m  
Family room 8.35 m X 7.19 m  
Primary Bedroom 6.08 m X 4.88 m  
Bedroom 2 5.09 m X 3.22 m  
Bedroom 3 4.78 m X 3.96 m

Listing Presented By:



Originally Listed by:  
Logic Realty

<https://listquickyeg.com/>

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

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