



## 8602 SASKATCHEWAN Drive Edmonton AB

\$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 you've 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!

Listing Presented By:



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