



## Edmonton Alberta

\$799,000

STUNNING EXECUTIVE WALKOUT! Perfectly positioned in prestigious Klavatten, this spectacular 2-storey with a LEGAL SUITE exudes modern elegance & exceptional craftsmanship. Designed for luxury living, it features rich flooring, A/C, duel furnace, designer lighting & a stunning custom floor plan with architectural details. The chef's kitchen is a dream--premium 2-tone cabinetry, quartz counters, butler's pantry, island, breakfast bar, & top-of-the-line appliances. The open dining area leads to a massive deck with scenic walking trails, while the great room impresses with large windows & a sleek linear fireplace. A versatile office/bedroom, elegant bath, & custom mudroom complete the main level. Upstairs offers a stylish bonus room, laundry, & 3 bedrooms including a serene primary suite & spa-inspired ensuite. The bright, luxury legal suite below features a modern white kitchen, quartz counters, w/out patio to a SOUTH backyard. HEATED o/s garage, huge driveway & pristine landscaping--TRULY A TURN KEY HOME! (id:6769)

Bedroom 5 3.03 m X 3.2 m

Second Kitchen 3.19 m X 3.04 m

Recreation room 6.13 m X 8.24 m

Storage 3.16 m X 1.43 m

Utility room 2.95 m X 2.97 m

Living room 4.27 m X 4.69 m

Dining room 3.35 m X 3.49 m

Kitchen 6.35 m X 3.29 m

Bedroom 2 2.95 m X 2.83 m

Primary Bedroom 3.96 m X 6.2 m

Bedroom 3 3.03 m X 4.61 m

Bedroom 4 4.11 m X 3.01 m

Bonus Room 4.48 m X 4.73 m

Laundry room 2.27 m X 1.81 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@elitealestate.ca](mailto:broker@elitealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.