



## Edmonton Alberta

\$1,398,800

AMAZING location w/nature at your door stop in prestigious Magrath. INCREDIBLE VALUE w/\$500,000 expansion/redesign by Ackard Renovations (2017) provides over 5100 sf of luxury living space- 4 bedrms & 4.5 bathrms. Renovated main level offers heated porcelain tiled floors, a family rm, craft rm, wet bar & media rm (or 5th bedrm) w/full bath & laundry area. 2nd level is the MAIN living space (similar to BC) featuring a Great rm, den & library/billiard rm. Chef's kitchen w/2 islands, dining area & the main living area, filled w/natural light & spectacular ravine views. Breathtaking \$20K Onyx book matched feature FP. Outdoor entertaining is next level- 7500 sf private west facing yard. Primary bedrm is perfect- a huge walk in closet w/built ins galore, it is the shoppers dream! Lavish spa like ensuite. 2nd laundry area. Upper level w/3 more bedrms + 2F baths incl a 2nd primary suite. Balconies/decks galore w/stunning panoramic City views. TRIPLE tandem garage. Steps to K-9, park/ponds & nearby cafes/shops (id:6769)

Living room 7.1 m X 5.61 m

Media 5.55 m X 3.54 m

Dining room 7.68 m X 4.57 m

Kitchen 5.94 m X 4.94 m

Den 3.87 m X 3.02 m

Primary Bedroom 4.3 m X 4.08 m

Great room 6.61 m X 5.39 m

Library 4.69 m X 3.63 m

Bedroom 2 6.37 m X 4.72 m

Bedroom 3 4.45 m X 3.75 m

Bedroom 4 3.87 m X 3.69 m

Listing Presented By:



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RE/MAX Elite

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