



## Edmonton Alberta

\$979,800

Experience luxury, comfort, and efficiency in this custom-built home in the gated community of Ravines of Richford. Offering over 4,300 sq ft of total living space and a spacious triple attached garage, this home was built with energy efficiency in mind, featuring an ICF foundation, triple-pane windows, and durable Hardie board siding. The bright, open layout showcases custom hardwood flooring, built-in speakers, and a stunning open-rise staircase with glass railing. The chef's kitchen is the heart of the home with a massive island, 36" gas range, 36" cooktop, and a fully equipped spice kitchen with two 600 CFM hood fans. This home offers 5 spacious bedrooms, each with its own ensuite. The primary retreat features a luxurious steam shower and jacuzzi tub. The fully finished basement includes a dedicated home theatre with a \$10,000 theatre system included. Additional upgrades include central A/C, Kinetico RO water softener system, and over \$160,000 in premium upgrades throughout. (id:6769)

Bedroom 4 Measurements not available x 5.4 m

Bedroom 2 Measurements not available x 3.9 m

Bedroom 5 Measurements not available x 2.6 m

Bedroom 3 Measurements not available x 3.5 m

Primary Bedroom Measurements not available x 4.2 m

Listing Presented By:



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