



## Edmonton Alberta

\$1,770,000

OWN A PIECE OF HISTORY ON FAIRWAY DRIVE! Backing directly onto hole #6 of the Derrick Golf & Winter Club, this 3,562 sqft masterpiece (built 1967, expanded 2005, renovated 2009) fuses timeless craftsmanship w/ modern luxury. A sun-splashed open plan showcases hardwood, marble tile, crown mouldings, wainscoting, LED pots & built-in speakers framing a true chef's kitchen w/ granite counters, two-tone island & pro-grade appliances. Unwind beside the classic wood-burning hearth or the sleek electric FP. Two lavish primary suites, one on the main, one upstairs, offer spa-inspired baths (claw-foot & Jacuzzi tubs). Plus two more bedrooms: one upstairs & one in the finished bsmt, for a total of four, all served by five elegant baths. Dual laundry rooms add everyday ease. Outside, a stone patio w/ built-in BBQ overlooks the meticulously landscaped, irrigated yard. Hardie-board exterior, oversized heated garage w/ sink & drain, BurBer carpet, two A/C units--move-in perfection on Edmonton's most prestigious street! (id:6769)

Bedroom 3 5.4m x 2.8m

Recreation room 10m x 9.1m

Living room 6.8m x 3.8m

Dining room 3.4m x 6.1m

Kitchen 7.0m x 5.8m

Bedroom 4 4.8m x 4.9m

Laundry room 2.7m x 1.7m

Office 3.3m x 3.2m

Family room 4.8m x 6.5m

Primary Bedroom 4.2m x 5.3m

Bedroom 2 3.7m x 8.7m

Laundry room 2.0m x 3.1m

Listing Presented By:



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