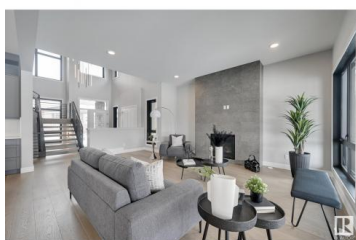




## Edmonton Alberta

Magrath Heights

**\$2,078,800**



STUNNING BRAND NEW contemporary home backing SOUTH to a beautiful RAVINE. Unique with no pathway behind for added privacy. Custom 3733 sf 4 bedrm 2 sty features 20', 10' & 9' ceilings, Massive windows, horizontal black metal railing, unique modern black LED fixtures, designer tiles & Engineered wide plank H/W. This home makes an emphatic statement yet is practical for every day family living. The Chef's kitchen features sleek matt Grey cabinetry & upgraded quartz counters. Fisher Paykel appliances -O/S fridge/freezer & a gas cooktop. Main flr den. 4 upper bedrms upstairs all w/ensuites. Primary suite w/RAVINE views, 2 sided FP, dream ensuite & massive W/I closet w/island, massive covered balcony & access to the laundry rm. Large custom window wells =extra light in the F/FIN BSMT w/2 bedrms, full bath, rec rm w/wetbar & exercise rm. 42X23.5' TRIPLE heated garage w/drains can accommodate car lifts. K2 Stone, acrylic stucco & long board accents. ENERGY EFFICIENT. A/C. Steps to K-9 school,park/pond & trails (id:6769)

**Alan H. Gee**

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