



## Edmonton Alberta

\$2,150,000

Custom built Walkout Bungalow on an exceptional private Ravine lot. High end finishes throughout, shows pristine & landscaped to perfection. Oversized heated quad garage w/bathrm, pet shower, 220V & will accommodate car lifts. Grand foyer welcomes you through an open floorplan w/12' ceilings, travertine & hand scraped walnut flooring. 180 ravine views w/custom angled design. Great room offers ample natural light from floor to ceiling windows, beautiful ceiling detail, marble 3sided fireplace & overlooks stunning yard. Chef's kitchen complete w/upgraded appliances, plenty of prep counters, storage & designer details throughout. Dining room comfortably seats 10, 2nd living area doubles as a 4 season sunroom. Primary bedroom will accommodate most furnishing arrangements. Spa ensuite & dressing area. Den & oversized loft for add'l flex rooms. Impressive walkout level is designed for entertaining. Golf simulator, dual recreational seating areas & wet bar. 2 guest bedrms & 4pc bathrm. See add'l feature sheets. (id:6769)

Family room 6 m X 6.2 m

Bedroom 2 3.5 m X 5.48 m

Bedroom 3 4 m X 6.61 m

Recreation room 6.2 m X 6 m

Living room 5.1 m X 5.8 m

Dining room 4 m X 4.8 m

Kitchen 5.7 m X 4.66 m

Den 3.6 m X 5 m

Primary Bedroom 6.2 m X 4.06 m

Great room 6.1 m X 6.44 m

Laundry room 2.4 m X 3.7 m

Bedroom 4 6.4 m X 7.66 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.