



Edmonton Alberta

\$1,238,800

Beautifully crafted 4400 sf (ttl) Birkholz custom home, where elegance meets exceptional design. Meticulously maintained by the original owner. High quality materials were carefully selected incl plywood sheathing, exotic eucalyptus hardwood, solid core doors, many built ins, O/S triple paned windows w/custom Hunter Douglas blinds. Unique living rm features in-floor trees to an open 18' vaulted ceiling seamlessly blending nature with architecture. Gorgeous Chef's kitchen w/full height solid maple cabinets, U/C lighting, granite counters & newer S/S appliances. Main floor den. Retreat to the luxurious primary bedrm that boasts a FP & spa-like ensuite w/a 10 mm glass shower & jetted corner tub. Generous sized bedrms, vaulted fully wired bonus rm & a library loft. The F/Fin bsmt is built for entertainment & relaxation, complete w/wet bar which integrates a stunning salt water aquarium, rec rm (upg cork flrs) & an equipped fitness rm. O/S TRIPLE garage. Huge private yard backs to a treed park & steps to pond (id:6769)

Family room 6 m X 4.48 m

Laundry room 5.43 m X 2.18 m

Recreation room 6 m X 4.11 m

Living room 6.05 m X 4.63 m

Dining room 3.94 m X 3.76 m

Kitchen 5.3 m X 4.57 m

Den 4.73 m X 3.09 m

Primary Bedroom 4.02 m X 5.08 m

Bedroom 2 4 m X 3.85 m

Bedroom 3 3.95 m X 3.88 m

Bonus Room 5.34 m X 5 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

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