



## Edmonton Alberta

\$2,098,800

Absolutely Spectacular WALKOUT, backing a stunning pond/park. Beautifully appointed 3512 sf home w/a 4 car garage for the car enthusiast (5 car potential). Walnut flooring throughout. Luxurious MAIN floor primary bdrm w/access to deck, FP & a spa ensuite w/steam/8 body sprays. The Chef will love the kitchen w/a massive island, B/I espresso machine, top of the line appliances incl Miele/Sub-Zero, butler pantry & an amazing 2nd kitchen- tandoori oven, BBQ grill & deep fryer! You'll love the spacious DR & vaulted LR, perfect for entertaining. Gorgeous FP & amazing ceiling details. Custom bungalow w/over 5600 sf ttl living space- curved stairs to 2nd flr w/2 large bedrms, 3 pc bath & a library w/ BI shelving & could convert to a 3rd bdrm. Bonus yoga rm! F/Fin WALKOUT offers a theatre rm, massive gym, bdrm, family rm w/a wet bar, 3 pc & FP. Located close to ravine trails, schools, restaurants/shopping & access to the Private Leisure Centre (pool, rink, basketball). Home completed 2012. Below Replacement cost (id:6769)

Bedroom 5 4.38 m X 4.17 m

Recreation room 8.81 m X 5.61 m

Media 4.35 m X 5 m

Living room 4.85 m X 5.1 m

Dining room 4.26 m X 4.32 m

Kitchen 5.3 m X 4 m

Primary Bedroom 4.18 m X 4.23 m

Laundry room 3.03 m X 2.96 m

Second Kitchen 3.9 m X 4.38 m

Bedroom 2 4.4 m X 3.07 m

Bedroom 3 4 m X 3.61 m

Bedroom 4 5.16 m X 2.56 m

Listing Presented By:



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