



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:
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