



## Edmonton Alberta

\$1,648,800

STUNNING CONTEMPORARY WALKOUT BUNGALOW backing to RAVINE. Soaring ceilings (9-12 ft) throughout. Better than NEW, open concept 4 bedrm SMART home is perfect for entertaining. Approx 4100 sf ttl luxury living space well BELOW Replacement cost. Architecturally designed w/clean sleek line. Chef inspired kitchen has a massive island w/waterfall edge, DACOR appliances & an abundance of cabinetry. Sun filled Great rm & dining area. The primary suite overlooks the tranquil tree line. Retreat to your spa like ensuite w/a 6' soaker & O/S tiled steam shower. Huge closet for the ardent shopper w/direct access to the laundry rm. 2nd bedrm (or den) has a full ensuite. F/Fin bsmt w/a wetbar/wine rm right off the Family rm. 2 large bedrms each w/their own full bathrm. Exercise rm & Theatre rm. Roughed in A/C. O/S HEATED TRIPLE garage. Outdoor entertaining space on each level + patio area for the firepit (9838 sf WINDERMERE lot). Leather wrapped 8' doors, open tread HW stairs & herringbone H/W. Steps to park/pond/schools (id:6769)

Family room 6.36 m X 4.9 m

Bedroom 3 4.13 m X 4.24 m

Bedroom 4 3.48 m X 3.78 m

Media 4.56 m X 3.82 m

Living room 5.14 m X 4.3 m

Dining room 4.16 m X 3.4 m

Kitchen 3.84 m X 4.9 m

Primary Bedroom 4.88 m X 4.65 m

Bedroom 2 3.99 m X 3.48 m

Laundry room 2.54 m X 3.39 m

Listing Presented By:



Originally Listed by:  
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Locations West Realty

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