



## Edmonton Alberta

\$1,068,800

Impeccably maintained & beautifully appointed home in the highly sought after neighborhood of Magrath Summit. Approx 3000 sf of luxury living space, this custom built home impresses w/soaring ceilings & windows in the sun filled great rm. Open concept layout is perfect for entertaining. Gorgeous Chef's kitchen features stunning upgraded cabinets, granite countertops, S/S appliances, a huge island & a generously sized pantry. Sunny nook area. Main flr features a den (dbls as 4th bedrm), formal dining rm (flex rm) & a convenient spacious laundry rm/mudrm leaves lots of space for sports equipment & back packs. Upstairs, the luxurious primary suite features a spa-like ensuite, 2 oversized bedrms & a bright versatile bonus rm w/vaulted ceilings. Enjoy outdoor living in the huge private treed backyard w/a massive deck--perfect for entertaining. Located near the ravine, park/pond, shopping, transit & K-9 school. An exceptional place to call home. BONUS 3 Att garage & 2 AC units. Easy access to the U of A/Downtown (id:6769)

Living room 4.39 m X 5.39 m

Dining room 4.11 m X 3.68 m

Kitchen 4.35 m X 4.3 m

Den 3.1 m X 3.85 m

Breakfast 3.32 m X 2.97 m

Primary Bedroom 4.42 m X 7 m

Bedroom 2 3.34 m X 4.15 m

Bedroom 3 3.08 m X 4.1 m

Bonus Room 5.47 m X 4.42 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal**

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