



## Edmonton Alberta

\$878,800

Live your BEST LIFE! Better than NEW. Former Aacropolis showhome shows like new but over \$165,000 BELOW replacement cost. Think what you could do with those savings! Beautiful, bright duplex bungalow blends high end finishings w/an emphasis on lifestyle. Located in a quiet keyhole in prestigious Keswick on the River, just steps to ponds/parks, ravine trails & the breathtaking River Valley. Golfing, cafes & shopping are conveniently nearby. 1503 sf features 3 bedrms + a den w/2900 sf incl the gorgeous F/Fin bsmt w/wetbar (9' ceilings). Terrific open layout is perfect for entertaining. The Chef's kitchen has a butler pantry, quartz counters, loads of cabinetry, a huge island & gas range. Great rm w/10 ft ceilings & gas linear FP. 8 ft doors & hardwood throughout the main level. Large primary bedrm w/a spa like ensuite. Fenced SE facing yard. Many extras- Roxul insulation/concrete party wall, custom built ins, AC, BBQ gas line, heated dbl garage w/ epoxy floors & lift-ready ceiling height to hold FOUR cars! (id:6769)

Family room 5.15 m X 4.33 m

Bedroom 3 4.66 m X 3.78 m

Bedroom 4 4.66 m X 3.87 m

Living room 5 m X 3.78 m

Dining room 3.66 m X 2.99 m

Kitchen 4.15 m X 2.65 m

Den 3.69 m X 2.71 m

Primary Bedroom 3.93 m X 3.69 m

Laundry room 2.29 m X 1.8 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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