

Courtesy Of Ryan Lauber Of RE/MAX Elite

## **\$2,698,800 - Sw, Edmonton**

MLS® #E4252877

### **\$2,698,800**

5 Bedroom, 4.00 Bathroom, 4,689 sqft  
Single Family on 0.25 Acres

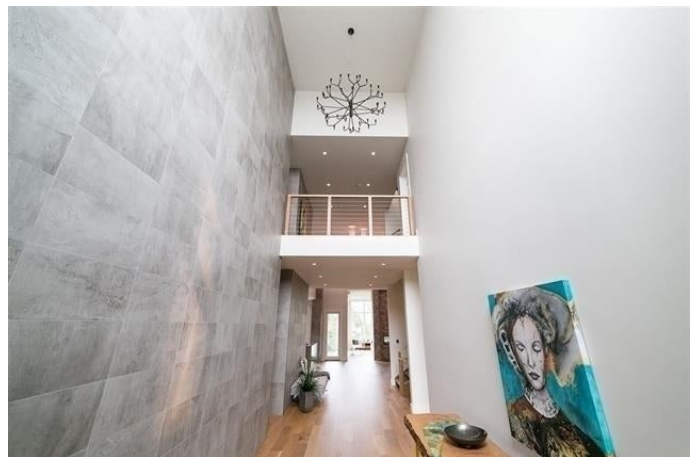
Hays Ridge Area, Edmonton, AB

EXCEPTIONAL, DISTINCTIVE, UNPARALLELED! Presented by Birkholz Homes, Edmonton's premier luxury home builder, this architecturally designed showstopper is truly in a class by itself! Developed with the finest craftsmanship and located in one of Edmonton's most vibrant estate communities, this gorgeous masterpiece offers over 7200 sqft of total living space and sits upon a 11,000 sqft, walk-out ravine lot. Features include: 5 total bedrooms, 3.5 bathrooms, master bedroom w/HUGE walk-in closet and spa like ensuite, soaring 20ft ceilings on main, premium cabinetry, wide plank white oak flooring, Gaggenau appliances throughout, quartz countertops throughout, butler kitchen, wine cabinet in kitchen, wet bar/games room in basement w/heated floors, exercise room, triple/tandem garage w/heated floors, home automation system, full wine room, ROOFTOP PATIO area with panoramic views of Whitemud Creek Ravine, and much more! Nothing short of spectacular, this home will truly take your breath away!

Built in 2016

### **Essential Information**

MLS® #	E4252877
Price	\$2,698,800



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,689
Acres	0.25
Year Built	2016
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 and Half Storey
Status	ACTIVE

### Community Information

Address	Sw
Area	Edmonton
Subdivision	Hays Ridge Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3K3

### Amenities

Features	See Remarks, Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Exercise Room, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar
Parking	Heated, Over Sized, Triple Garage Attached
# of Garages	3

### Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Dryer, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Stove-Countertop Gas, Wine/Beverage Cooler, Oven Built-In-Two, Stove-Countertop Inductn, Air Conditioning-Central, Alarm/Security System, Garage Control
Heating	Forced Air-2, In Floor Heat System
Fireplace	Yes
Fireplaces	Gas, Tile Surround, Double Sided
# of Stories	4
Has Basement	Yes

Basement Full, Fully Finished, Walkout

## **Exterior**

Exterior Composition, Acrylic Stucco

Exterior Features Landscaped, Playground Nearby, Schools, Shopping Nearby, Backs Onto Park/Trees, Golf Nearby, Private Setting, Ravine View, See Remarks

Roof EPDM Membrane

Construction Wood Frame

Foundation Concrete

## **School Information**

Elementary Steinhauer

Middle DS Mackenzie

High DS Mackenzie

## **Additional Information**

Date Listed July 5th, 2021

HOA Fees 325.00

HOA Fees Freq. Annually

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Listing information last updated on September 21st, 2021 at 4:01am MDT