



Edmonton **56 Windermere** **LP:** \$850,000
605 WINDERMERE CO NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4151764
Style:	2 Storey	Bdrms Above:	4
Year Built:	2013	Bdrms Total:	5
Full Baths:	4	Basement:	Full
Half Baths:	0	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	2,829.43	Tot A.G. SqM:	262.86

This former show home was recognized by the Canadian Home Builder Association Awards of Excellence in 2015. Thoughtful design, high quality finishes and attention to detail are hallmarks of this exceptional property built by Vicky's Homes Inc. With 3900+ sf of finished space this home is as family friendly as it is beautiful. Features include a two-sided fireplace, wine fridges, built-in espresso maker & Control4 wiring throughout. The master suite is large and luxurious with 2 walk-in closets and spacious ensuite. There are bedrooms on both the main and lower levels, each with an adjacent 3-piece bath, plus 2 additional two bedrooms on the upper level. The lower level was professionally finished by the builder with fireplace, wet bar, gym or den, and added storage. There's also a bonus room on the upper floor! The yard was professionally landscaped and features a covered deck, custom rock fountain & hot tub. Over-sized triple garage, central air plus cul de sac location near 2 schools top it all off!

Directions:

Virtual Tour: <https://youtu.be/Jpnvl-x76FY>

Brochure: <http://www.605-WindermereCourt.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	2	1	0	0	Main:		
Ensuite Baths:		0	0	0	1	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:	Y	Fireplace Type: Double Sided				Fireplace Fuel: Gas	Lowr:		
Parking:	Triple Garage Attached						BIGd:		
Garage Dim:	9.75X9.45		Prk Encl/Ttl:		3 / 5		Total A.G.:	262.86	2,829.43

Living Room:	4.88x4.27	M	Master Bedroom:	5.49x5.03	U	Laundry Room	1.83x1.68	U
Dining Room:	3.66x3.35	M	Bedroom 2:	3.51x3.20	U	Utility Room	3.05x2.44	B
Kitchen:	4.57x2.74	M	Bedroom 3:	3.35x3.35	U	Mud Room	3.20x1.98	M
Family Room:	4.42x4.27	B	Bedroom 4:	3.51x3.05	M	Gym/Exercise	3.66x3.20	B
Den:			Bedroom	3.20x2.90	B	Other	3.05x2.44	B
Bonus Room:	4.27x4.11	U						

Flooring:	Carpet, Ceramic Tile, Hardwood	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-2
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Stone, Vinyl	Features:	Air Conditioner, Ceiling 9 ft., Deck, Dog Run-Fenced In, Exercise Room, Hot Tub, No Smoking Home, Wet Bar, See Remarks
Site Influences:	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby		

Goods Included: Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings, Hot Tub

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: CONSTABLE DANIEL **Jr. High School:** RIVERBEND SCHOOL **Sr High School:** LILLIAN OSBORNE SCHOOL

Condo Name:		Condo Fee Incld:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	633.91	Lot Shape:	Pie Shaped	Lot Dimen:	
Frontage:	14.90	Depth:			
Conform:		Conform Yr:		Zoning:	
Taxes:	\$7,362.13 2018	Front Expos:	Southeast	Local Improve:	