



Edmonton **20 Donsdale**
 192 DARLINGTON CR NW

LP: **\$899,900**
SP: **M**

ACTIVE

Type: Detached Single Family
Style: Bungalow
Year Built: 2005
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,670.57

Listing ID#: E4168495
Bdrms Above: 1
Bdrms Total: 3
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 155.20

Stunning WALKOUT bungalow backing directly onto Donsdale Creek, for the most discriminating buyer. Offering 3200 sq ft of elegant finishing, this home offers the highest quality from top to bottom. Bright & tasteful, from the formal dining room with custom ceiling, high-end porcelain tile, barrel ceiling features, 14' great room ceiling, hardwood, well-appointed kitchen with granite, pantry, wall-oven, etc, carved 8' doors, solatubes, main floor laundry with mudroom and sink, this home will not disappoint. The master suite is sumptuous, offering a 6pc ensuite (with bidet) and walk-in closet - all with a view to the creek directly behind the property. THE LOWER WALKOUT LEVEL IS FINISHED TO THE SAME STANDARD AS THE MAIN FLOOR, with a media room with build-ins, wet-bar with wine fridge & granite counters, porcelain tile, 2 bdrms, cold room, etc. The upper deck, and lower deck with power awning allow you to enjoy the lovely creek. Triple garage, low-maintenance landscaping, upgraded mechanicals - must be seen

Directions:

Virtual Tour: <https://youtu.be/OUpxmu6rgT4>

Brochure: <http://www.192-DarlingtonCrescent.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	0	1	0	0	Main:	155.20	1,670.57
Ensuite Baths:		0	0	0	0	1	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Y		Fireplace Type: Mantel				Lowr:	142.12	1,529.78
Parking:	Triple Garage Attached						BlGd:		
Garage Dim:							Total A.G.:	155.20	1,670.57
	Prk Encl/Ttl: 3 / 6								

Living Room:	5.18x4.88	M	Master Bedroom:	4.57x4.11	M	Cold Room	L
Dining Room:	3.66x3.66	M	Bedroom 2:	3.96x3.35	L	Recreation Room	6.71x3.66 L
Kitchen:	3.96x3.81	M	Bedroom 3:	3.66x3.66	L	Utility Room	4.27x2.44 L
Family Room:	5.49x3.96	L	Bedroom 4:			Breakfast Nook	3.20x2.74 M
Den:			Laundry Room	3.81x1.83	M		
Bonus Room:							

Flooring: Hardwood, Non-Ceramic Tile, See Remarks
Construction: Wood Frame
Roof: Cedar Shakes
Exterior: Stone, Stucco
Site Influences: Backs Onto Lake, Backs Onto Park/Trees, Creek, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Foundation: Concrete
Heating Type: Forced Air-1, In Floor Heat System
Heat Source: Electric, Natural Gas
Features: Walkout Basement

Goods Included: Air Conditioning-Central, Compactor, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Water Softener, Window Coverings, Wine/Beverage Cooler
Restrictions: None Known
Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incld:	
Condo Fee:	HOA Fee: \$356.00		
Floor Location:	Floor Number:		
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:	See Remarks

Total Lot M2: **Lot Shape:** Rectangular **Lot Dimen:**
Frontage: **Depth:**
Conform: **Conform Yr:** **Zoning:**
Taxes: \$8,456.68 2018 **Front Expos:** Northeast
Local Improve: