
Sparkle and Space!



WELCOME HOME! Expect to be impressed by this gorgeous home. As you enter, you will be dazzled by the soaring two-storey ceilings and huge windows that fill the home with natural light. Classic oak features, two fireplaces and a chef's dream kitchen are just the beginning of the exceptional attention to detail in this well-appointed home. Enjoy the magnificent landscaping of the giant backyard wonderland, with two cobblestone patios, a large deck and beautiful professional landscaping.

PETER D. SCHALIN

RE/MAX
Real Estate



MAIN FLOOR: Open floor plan, oak package including baseboards and trim, double pleated cellular shade fabric accents on all windows. **FRONT ENTRY:** soaring 16' ceiling, hanging light fixture, deacon's bench, coat closet, oak hardwood flooring. **DEN:** two windows, berber carpet. **GREAT ROOM:** 16' ceiling, ceiling fan, extra-height two-storey windows, gas fireplace with oak mantle and ceramic tile surround, berber carpet. **DINING ROOM:** elegant arched entry, open to the living room and kitchen, oak hardwood flooring, garden door to the deck.



CHEF'S DREAM KITCHEN: elegant arched entry, open to the living room and dining room, oak cabinets with crown moulding, large island with raised breakfast bar, stainless steel appliances: gas stove, built-in microwave with hood-fan, garburator, walk-through corner - cantilevered for extra space, feature lighting, oak hardwood flooring. **TWO-PIECE BATH:** pedestal sink, oak hardwood flooring. **MAIN FLOOR LAUNDRY / MUD ROOM:** coat closet, washer and dryer, shelves, direct entry to the garage.

SECOND FLOOR: OPEN STAIRCASE: oak railing, berber carpet. **MASTER BEDROOM:** ceiling fan, large window overlooking backyard, giant walk-in closet **FOUR-PIECE ENSUITE BATH:** jacuzzi tub, ceramic tile tub surround, shower with glass door, medicine cabinet, banjo-style countertop, make-up counter. **SECOND BEDROOM:** extra-large closet. **THIRD BEDROOM.** **FOUR-PIECE MAIN BATH.** LINEN CLOSET.



BASEMENT: **THREE-PIECE BATH:** soaker tub, pedestal sink. **FAMILY ROOM:** corner gas fireplace with ceramic tile surround, wired for surround sound, recessed and feature lighting, large window. **GAMES ROOM.** **BEDROOM:** niche for television or armoire, cable outlet. **STORAGE / UTILITIES:** built-in shelving, storage under the stairs, extra-large hot water tank, central vacuum system.

DOUBLE ATTACHED GARAGE: window, shelves, garage door opener with two controls **EXTERIOR:** **FRONT YARD:** elegant curb appeal, professionally landscaped yard, covered front porch, trees and shrubs, **HUGE BACKYARD:** width of 2 1/2 regular backyards, two cobblestone patios, fire-pit, duradeck with glass inserts, storage under the deck.



GENERAL: Spacious and gorgeous home. Stunning great room with two-storey ceiling. Open, spacious floor plan, very bright and sunny. Complete oak package, oak hardwood flooring. Chef's dream kitchen, stainless steel appliances, breakfast bar, oak cabinets. Main floor den, main floor laundry, main floor mud room. Master bedroom with jacuzzi ensuite and large walk-in closet. Fully-finished basement with family room, additional bedroom and full bath. Two gas fireplaces, central air conditioning, central vacuum system, alarm system. Spectacular location on huge pie lot, professionally landscaped yard with deck, two cobblestone patios, shrubs and trees. Just a short walk to local school, close to shopping, quick access to Whitemud Drive.



123 EDMONTON DRIVE

Style: Two-storey	Type: Single Family Detached	Neighborhood: Edmonton
Poss. Date: 60 Days Neg.	Age: 1999	Size: 183.9 m2 (1,979.5 ft2)
Seller: John and Jane Doe		ML #: E4123456
Front Exposure: SE		Legal: PI 982111 Blk 11 Lot 11
Taxes: 2345 (2008)	Parking: Double attached garage	
Exterior Finish: Brick, vinyl	Floor Coverings: Hardwood, carpet, lino	Fireplace: Two gas with tile surround
Bedrooms Above Ground: 3	Total Bedrooms: 4	Bathrooms: 1-4 piece, 1-3 piece, 1-2 piece, 1-4 piece ensuite
Basement: Fully-finished		Heating: 1-Forced air
Living Room: (M) 5.00x3.50 Dining Room: (M) 2.70x2.70 Kitchen: (M) 3.20x2.72	Master Bdrm: (U) 4.25x3.15 Bedroom : (U) 3.00x2.80	Laundry Area: (M) 1.50x0.90
Goods Included: Built-in dishwasher, refrigerator, stove, microwave, washer, dryer, window coverings, central vacuum system with attachments, alarm system, garage door opener - two controls		
<p>SPARKLE AND SPACE! Stunning two-storey home with open, spacious floor plan. Breathtaking great room with 16' ceilings and giant south and west-facing windows that fill the home with light. Classic oak package: oak hardwood flooring, oak railing, oak baseboards, oak trim and oak cabinets. Painted in fresh, modern tones. Dream chef's kitchen with stainless steel appliances, breakfast bar and walk-through pantry. Main floor den and main floor laundry/mud room. Fully-finished basement has family room with second gas fireplace, bedroom and full bath. Central air conditioning. Enormous pie lot, professionally landscaped with deck, two cobblestone patios, shrubs and mature trees. Expect to be very impressed.</p>		



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(780) 718-4304

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