

Courtesy Of Mani Bagga and Shivani Bagga Of Royal Lepage Magna

# \$1,650,000 - 4306 Westcliff Landing, Edmonton

MLS® #E4428312

**\$1,650,000**

6 Bedroom, 6.50 Bathroom, 4,062 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere! This custom-designed walkout mansion sits on an approx 8,000 sqft lot. It boasts 4,073 sqft + 1,800 bsmt sqft, 3-car attached garage, 5+1 bedrooms, 6.5 baths, and a finished walkout basement. Upon entering, you're greeted by gleaming tile floors, a formal living room with a feature wall, and views of walking paths. The formal dining room leads to a gourmet kitchen with custom cabinets, granite, SS appliances, a large island, and a second chef's kitchen. The main floor also includes a guest bedroom with full ensuite, a half bath, an office, and a large mudroom. The master suite features a spa-like ensuite, sitting area with rotating fireplace, wet bar, and huge walk-in closet. Upstairs, you'll find 3 bedrooms with Jack & Jill bath and custom storage, an additional 4-piece ensuite, a bonus room, and laundry. The fully finished basement includes a gym, theatre room, rec room, bar with decorative bottle feature, a bedroom with 3-piece ensuite, and a full bath.

Built in 2015

## Essential Information

MLS® #	E4428312
Price	\$1,650,000
Bedrooms	6



Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,062
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4306 Westcliff Landing
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0Y1

### Amenities

Amenities	Bar, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Parking-Extra, Walkout Basement, Wet Bar, See Remarks
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Gas, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Const. Daniel Woodall
Middle	Riverbend School
High	Lillian Osborne School

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	12
Zoning	Zone 56
HOA Fees	800
HOA Fees Freq.	Annually

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