

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

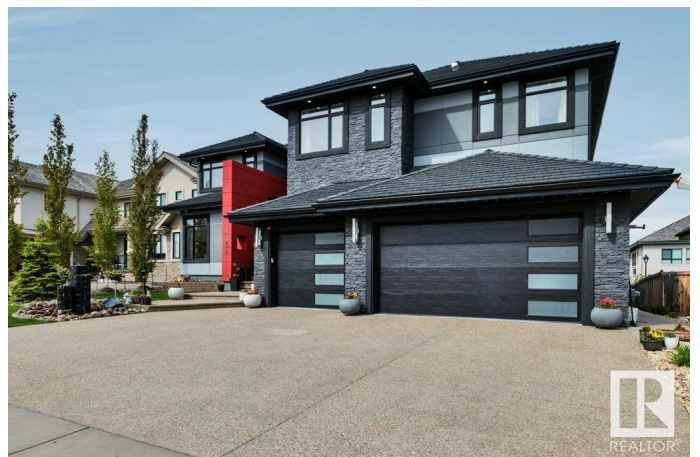
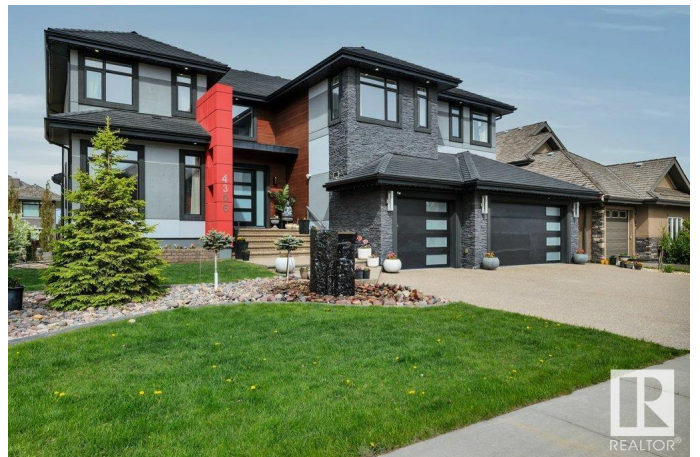
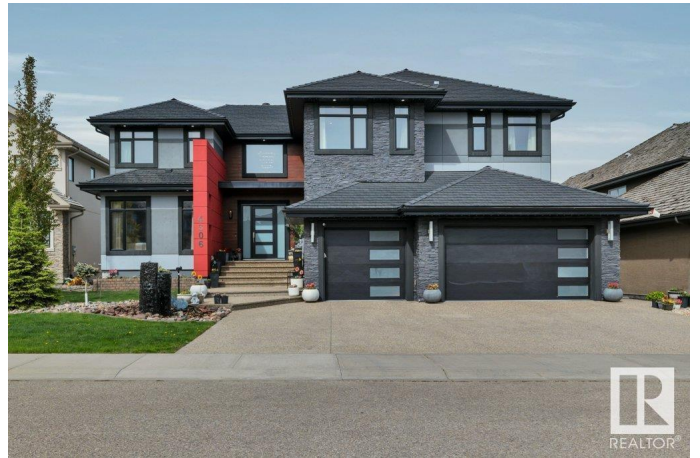
Windermere, Edmonton, AB

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 | 6                |
| Zoning         | Zone 56          |
| HOA Fees       | 800              |
| HOA Fees Freq. | Annually         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 9:47pm MDT