

## \$1,999,000 - 3627 Westcliff Way, Edmonton

MLS® #E4444661

**\$1,999,000**

7 Bedroom, 7.00 Bathroom, 5,145 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Look no further! Quality & Contemporary Style shows throughout this gorgeous ICONIC home that is ready for sale & is full of show home quality high-end finishing incl. a water feature wall. This 5144 sq ft (7144 sq ft total incl. basement) 2 storey offers 7 bedrooms + 7 fully loaded bathrooms. The main level features in floor heating, Great Room with 20 ft ceiling & Family Room with 11 ft ceiling & bedroom with full bath. The Kitchen has Sub Zero / Wolf appliances, coffee machine, a Huge Spice Kitchen. The 2nd floor has 4 bdrms, all with their own bathrooms & walk-in closets, incl. 2 primary bdrms that are tastefully done with Ensuites that meet all your needs. Plus a huge bonus room. BSMNT is fully finished with LUXURIOUS in floor heating & offers a WINE room, 2 bdrms (1 with full ensuite), SAUNA bathroom, WET BAR, Theatre room, exercise room and rec room. Fully landscaped & close to park. O/S triple garage, exposed aggregate driveway, huge back deck, water fountain & much more. MOVE IN Ready!

Built in 2017

### Essential Information

MLS® #	E4444661
Price	\$1,999,000
Bedrooms	7



Bathrooms	7.00
Full Baths	7
Square Footage	5,145
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3627 Westcliff Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L2

### Amenities

Amenities	Air Conditioner, Bar, Club House, Deck, Detectors Smoke, Exercise Room, No Smoking Home, Sauna; Swirlpool; Steam, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, HRV System
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby

Roof	Metal
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Constable Daniel Woodal
Middle	Dr. Margaret-Ann Armour
High	Lilian Osborne

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	50
Zoning	Zone 56
HOA Fees	1079.51
HOA Fees Freq.	Annually

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