

## **\$949,800 - 3687 Westcliff Way, Edmonton**

MLS® #E4446997

**\$949,800**

5 Bedroom, 3.50 Bathroom, 2,814 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

STUNNING 2 STOREY HOME WITH FULLY FINISHED LEGAL SUITE!! A rare find in today's market! Located in prestigious Upper Windermere, this beauty shows like a new home! It offers 2813 square feet with a fabulous open layout and inviting entry way. The GORGEOUS KITCHEN has high end appliances, a massive island with luxurious marble countertops, a pantry & beautiful cabinetry. A large dining area and spacious living room with gas fireplace complete the main level along with luxury vinyl plank and lots of beautiful natural light. Perfect for entertaining! The upper level features 3 bedrooms, bonus room, lifestyle room, fabulous laundry room, a "SPA-LIKE" ENSUITE in the Primary Bedroom, plus his and hers walk in closets! The basement suite offers 2 bedrooms, lovely full kitchen, laundry, 4-piece bathroom & plenty of storage. Enjoy the serene oasis in the backyard with artificial turf and gazebo. The garage is fully finished and heated with many bucket list upgrades and must-haves. Wow. A definite MUST SEE home!!!

Built in 2015

### **Essential Information**

MLS® # E4446997

Price \$949,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,814                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3687 Westcliff Way |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2T1            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Deck          |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Stove-Gas, Water Softener, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 56         |

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Listing information last updated on July 13th, 2025 at 7:02am MDT