# \$894,666 - 5827 Kootook Link, Edmonton

MLS® #E4421467

#### \$894,666

3 Bedroom, 2.50 Bathroom, 2,379 sqft Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Award winning builder, Kanvi Homes, presents The Ethos32. Crafted with precision, this 2,379 sf. residence is designed for luxury, comfort, and modern living on a south-backing lot in Arbours of Keswick. The grand foyer welcomes you with a floating bench and picture window, leading into a stunning angled kitchen with black and oak soft-close cabinetry, quartz countertops, and a Samsung 5 piece appliance package, including a gas cooktop and touchless microwave. The living room's 60 inch Napoleon fireplace, set against a bold black MDF feature wall, adds a touch of drama, while the signature Kanvi staircase with open risers and glass railings exudes contemporary elegance. Upstairs, the primary suite impresses with oversized windows, a spacious walk-in closet, and a spa inspired ensuite with dual vanities, a freestanding tub, and a fully tiled walk-in shower. Complete 3 bedrooms, 2.5 baths, AC and blinds package. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.





Built in 2024

#### **Essential Information**

MLS® # E4421467 Price \$894,666 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,379

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 5827 Kootook Link

Area Edmonton

Subdivision Keswick Area

City Edmonton
County ALBERTA

Province AB

Postal Code T6W 1A5

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors

Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat, Television Connection, Vinyl Windows,

**HRV System** 

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, See Remarks, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Asphalt, Stucco, Vinyl

Exterior Features No Back Lane, Not Fence

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Asphalt, Stucco, Vinyl

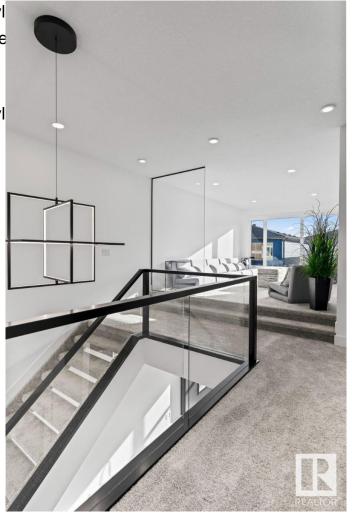
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 12th, 2025

Days on Market 196

Zoning Zone 56



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