



GRASSROOTS
REALTY GROUP

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3149 Winspear Crescent SW
Edmonton, Alberta

MLS # A2261908



\$889,000

Division:	Ellerslie		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,909 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Boiler, Central, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Hot Water, Natural Gas	Water:	
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	53
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Custom-built 2 storey in Aurora with 3,800 sq ft of total living space, 5 bedrooms, 4.5 baths, and a triple tandem heated garage. The open main floor showcases soaring 20' ceilings, a bright living room with gas fireplace, a modern kitchen with quartz counters, stainless steel appliances, and a dedicated spice kitchen with separate entry. Upstairs, the primary suite offers vaulted ceilings, a spa-inspired 5 pc ensuite with steam shower, and walk-in closet, along with 3 additional bedrooms featuring walk-ins, Jack & Jill bath, full bath, and a large laundry room. The fully finished basement features a theatre room, bedroom, 3-piece bath, ample storage, and a separate side entrance for added flexibility.