

# **\$2,050,000 - 3652 Westcliff Way, Edmonton**

MLS® #E4432024

**\$2,050,000**

7 Bedroom, 8.50 Bathroom, 5,137 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Executive living in southwest Edmonton awaits! Located in the highly sought after community of Upper Windermere, this masterpiece is absolutely brimming with features you may not even know you needed. The main floor features a grand open to below entrance that extends into the living room and over to the formal dining area, office with built in desks, bedroom with ensuite, stunning kitchen with wall to wall and floor to ceiling cabinetry, built in appliances, and tucked just beyond that is a full sized spice kitchen. Heading upstairs we have a primary bedroom the size of a modest apartment with its own sitting area, gas fireplace & steam shower, along with 3 additional bedrooms, each with its own ensuite, as well as a bonus room with private balcony. The basement is also fully finished, with a theatre room, gym, 2 bedrooms and 2 full bathrooms, bar area, as well as a full kitchen, and secondary laundry rough-ins, perfect for multi-gen living or a nanny suite.

Built in 2015

## **Essential Information**

MLS® #	E4432024
Price	\$2,050,000
Bedrooms	7



Bathrooms	8.50
Full Baths	7
Half Baths	3
Square Footage	5,137
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3652 Westcliff Way
Area	Edmonton
Subdivision	Windermere
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2L2

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Skylight, Sunroom, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Freezer, Hood Fan, Stove-Countertop Electric, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Oven Built-In-Two, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement	Full, Finished
----------	----------------

## Exterior

Exterior	Wood, Stone, Stucco
----------	---------------------

Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
-------------------	----------------------------------------------------------------------

Roof	Cedar Shakes
------	--------------

Construction	Wood, Stone, Stucco
--------------	---------------------

Foundation	Concrete Perimeter
------------	--------------------

## School Information

Elementary	Constable Daniel Woodall
------------	--------------------------

Middle	Riverbend School
--------	------------------

High	Lillian Osborne School
------	------------------------

## Additional Information

Date Listed	April 22nd, 2025
-------------	------------------

Days on Market	40
----------------	----

Zoning	Zone 56
--------	---------

HOA Fees	1079.51
----------	---------

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 May 31st, 2025 at 10:02pm MDT