

## \$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

Wow!!! You will be amazed by this immaculate, well appointed and move-in ready 2813 sq ft home. Located in prestigious Upper Windermere, this home has something for everyone: a beautiful kitchen with high end appliances and a marble island, luxury vinyl plank flooring, beautiful natural light, an expansive open floor plan, a spa-like ensuite, his and hers walk in closets and a garage that your friends will envy. So many great lifestyle spaces, including a fabulous laundry room, a bonus room and library on the upper level as well as 3 bedrooms and 2 full baths. The backyard is a relaxing oasis with lovely gardens and a gazebo for extra comfort outdoors. Let's not forget the in-laws/extended family or potential renter. The lower level is a large 2-bedroom LEGAL SUITE complete with laundry. So many custom extras (including custom Christmas Lights!) that you'll want for your own. Just turn the key.

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 | 9               |
| Zoning         | Zone 56         |

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Listing information last updated on July 19th, 2025 at 10:47am MDT