

# **\$1,985,000 - 3652 Westcliff Way, Edmonton**

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MLS® #E4464792

**\$1,985,000**

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 & upgrades, too many to list. The main floor boasts a grand open to below entrance that extends into the living room and over to the formal dining area with rare parquet flooring, 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, towel warmer, heated flooring, along with 3 additional bedrooms, each with it 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. A MUST SEE!!

Built in 2015

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4464792    |
| Price  | \$1,985,000 |



|                |                        |
|----------------|------------------------|
| 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, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Exercise Room, Front Porch, Gazebo, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Patio, Skylight, Sunroom, Vaulted Ceiling, Vinyl Windows, Wet Bar, HRV System, Natural Gas BBQ 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 |
| Heating           | Forced Air-1, 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    | November 5th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 56            |
| HOA Fees       | 1079.51            |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 14th, 2025 at 6:17am MST