

\$2,995,000 - 7559 May Common Nw, Edmonton

MLS® #E4205522

\$2,995,000

5 Bedroom, 7.00 Bathroom, 3,638 sqft
Single Family on 0 Acres

Magrath Heights, Edmonton, AB

Designed for Energy Efficiency & Entertaining!
This 2 St home will dazzle your senses with 6900 Sq ft including the developed walk out basement. This stunning home was a finalist @ CHBA National New Home awards in 2017. An open concept with only one post in the home, while supporting open to below spaces from the main & upper floors. The dining room, kitchen & great room are open & connected. The master bdrm has king sized comfort with a 5 pce ensuite. The additional 4 bdrms all have an ensuite bath. The basement features a home theatre, gym, sauna, wine room, bar & games area, perfect for entertaining. This super insulated home has R80 insulation, a solar panel array with an energy guide rating of 92.1%. 2000 Sq ft of roof top patio space with picturesque views. The heated triple garage has a double car lift for a total of 5 vehicles. Situated in Larch Park, built on the protected ravine, the goal was to achieve balance & connection between the interior of home & surroundings.

Built in 2014

Essential Information

MLS® #	E4205522
Price	\$2,995,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5



Half Baths	2
Square Footage	3,638
Acres	0.24
Year Built	2014
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Legal Plan Number	1027095

Community Information

Address	7559 May Common Nw
Area	Edmonton
Subdivision	Magrath Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G9

Amenities

Features	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Vinyl Windows, Green Building, HRV System, Carbon Monoxide Detectors, Ceiling 10 ft., Exercise Room, Insulation-Upgraded, Patio, Walkout Basement, Wet Bar
Parking Spaces	10
Parking	Insulated, Heated, Triple Garage Attached, See Remarks
# of Garages	3

Interior

Interior	Ceramic Tile, Engineered Wood
Interior Features	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Washer, Oven-Built-In, Stove-Countertop Gas, Wine/Beverage Cooler, Refrigerators-Two, Garage heater, Hot Tub, Freezer
Heating	Forced Air-1, In Floor Heat System
Has Basement	Yes
Basement	Full, Fully Finished, Walkout
Fireplace	Yes
Fireplaces	Gas, Tile Surround, Direct Vent

of Stories 3

Exterior

Exterior Acrylic Stucco

Exterior Features Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, River View, Ski Hill, View City

Roof Roll Roofing

Construction Wood Frame

Foundation Concrete

School Information

Elementary Nellie Carlson

Middle Nellie Carlson

High Lillian Osborne

Additional Information

HOA Fees 200.00

HOA Fees Freq. Annually

Listing Details

Listing Office Courtesy Of Doug Singleton Of Royal LePage Noralta Real Estate

Listing information last updated on September 27th, 2020 at 2:46pm MDT