

## \$894,666 - 5827 Kootook Link, Edmonton

MLS® #E4421467

**\$894,666**

3 Bedroom, 2.50 Bathroom, 2,379 sqft

Single Family on 0.00 Acres

Keswick Area, Edmonton, AB

Award winning builder, Kanvi Homes, presents The Ethos32. Crafted with precision, this 2,379 sf. residence is designed for luxury, comfort, and modern living on a south-backing lot in Arbours of Keswick. The grand foyer welcomes you with a floating bench and picture window, leading into a stunning angled kitchen with black and oak soft-close cabinetry, quartz countertops, and a Samsung 5 piece appliance package, including a gas cooktop and touchless microwave. The living room's 60 inch Napoleon fireplace, set against a bold black MDF feature wall, adds a touch of drama, while the signature Kanvi staircase with open risers and glass railings exudes contemporary elegance. Upstairs, the primary suite impresses with oversized windows, a spacious walk-in closet, and a spa inspired ensuite with dual vanities, a freestanding tub, and a fully tiled walk-in shower. Complete 3 bedrooms, 2.5 baths, AC and blinds package. Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information.

Built in 2024

### Essential Information

MLS® # E4421467

Price \$894,666



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,379
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5827 Kootook Link
Area	Edmonton
Subdivision	Keswick Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1A5

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat, Television Connection, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Stucco, Vinyl
Exterior Features	No Back Lane, Not Fence Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 12th, 2025
Days on Market	178
Zoning	Zone 56



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