

## \$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
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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	17
Zoning	Zone 56

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Listing information last updated on July 27th, 2025 at 4:17pm MDT