

## \$2,050,000 - 3652 Westcliff Way, Edmonton

MLS® #E4432024

**\$2,050,000**

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 you may not even know you needed. The main floor features a grand open to below entrance that extends into the living room and over to the formal dining area, 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, along with 3 additional bedrooms, each with its 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 or a nanny suite.

Built in 2015

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4432024    |
| Price    | \$2,050,000 |
| 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, Ceiling 10 ft., Closet Organizers, Deck, Exercise Room, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, Skylight, Sunroom, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove 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, Garage Heater |
| Heating           | 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 | April 22nd, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 70 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 56 |
|--------|---------|

|          |         |
|----------|---------|
| HOA Fees | 1079.51 |
|----------|---------|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

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Listing information last updated on July 1st, 2025 at 9:17am MDT