

## \$1,995,000 - 3719 Cameron Heights Place, Edmonton

MLS® #E4419886

**\$1,995,000**

3 Bedroom, 3.00 Bathroom, 3,079 sqft

Single Family on 0.00 Acres

Cameron Heights (Edmonton), Edmonton, AB

Nestled on a private ravine lot, this custom-built walkout bungalow offers an unparalleled blend of luxury and tranquility. Thoughtfully designed, it features soaring twelve-foot ceilings, hand-scraped walnut and travertine flooring, and expansive windows that frame breathtaking one-hundred-and-eighty-degree views. The great room is bathed in natural light, centered around a striking three-sided marble fireplace. A chef's kitchen boasts premium appliances, generous prep space, and exquisite designer details, perfect for hosting. A second living area doubles as a four-season sunroom, seamlessly connecting indoor and outdoor living. The serene primary suite includes a spa-inspired ensuite and a custom dressing area. The walkout level is an entertainer's dream with a golf simulator, wet bar, and dual recreational spaces. An oversized heated quad garage features a pet shower, bathroom, and space for car lifts. Minutes from amenities yet immersed in nature, this home is a true retreat.

Built in 2013

### Essential Information

MLS® # E4419886

Price \$1,995,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	3,079
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3719 Cameron Heights Place
Area	Edmonton
Subdivision	Cameron Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R1

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Tankless, No Animal Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	220 Volt Wiring, Heated, Insulated, Over Sized, Quad or More Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Wine/Beverage Cooler, Dishwasher-Two, Projector
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround, Three Sided, See Remarks
Stories	2

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Ravine View, Treed Lot, See Remarks
Roof	Cedar Shakes
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 31st, 2025
Days on Market	80
Zoning	Zone 20
HOA Fees	240
HOA Fees Freq.	Annually

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