

Courtesy Of Mani Bagga and Shivani Bagga Of Royal Lepage Magna

\$1,650,000 - 4306 Westcliff Landing, Edmonton

MLS® #E4428312

\$1,650,000

6 Bedroom, 6.50 Bathroom, 4,062 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Welcome to Windermere! This custom-designed walkout mansion sits on an approx 8,000 sqft lot. It boasts 4,073 sqft + 1,800 bsmt sqft, 3-car attached garage, 5+1 bedrooms, 6.5 baths, and a finished walkout basement. Upon entering, you're greeted by gleaming tile floors, a formal living room with a feature wall, and views of walking paths. The formal dining room leads to a gourmet kitchen with custom cabinets, granite, SS appliances, a large island, and a second chef's kitchen. The main floor also includes a guest bedroom with full ensuite, a half bath, an office, and a large mudroom. The master suite features a spa-like ensuite, sitting area with rotating fireplace, wet bar, and huge walk-in closet. Upstairs, you'll find 3 bedrooms with Jack & Jill bath and custom storage, an additional 4-piece ensuite, a bonus room, and laundry. The fully finished basement includes a gym, theatre room, rec room, bar with decorative bottle feature, a bedroom with 3-piece ensuite, and a full bath.

Built in 2015

Essential Information

| | |
|----------|-------------|
| MLS® # | E4428312 |
| Price | \$1,650,000 |
| Bedrooms | 6 |



| | |
|----------------|------------------------|
| Bathrooms | 6.50 |
| Full Baths | 6 |
| Half Baths | 1 |
| Square Footage | 4,062 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4306 Westcliff Landing |
| Area | Edmonton |
| Subdivision | Windermere |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6W 0Y1 |

Amenities

| | |
|----------------|---|
| Amenities | Bar, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Parking-Extra, Walkout Basement, Wet Bar, See Remarks |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Stove-Gas, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two |
| Heating | Forced Air-2, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Freestanding, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, No Back Lane, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|------------------------|
| Elementary | Const. Daniel Woodall |
| Middle | Riverbend School |
| High | Lillian Osborne School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 5 |
| Zoning | Zone 56 |
| HOA Fees | 800 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 4th, 2025 at 11:17pm MDT