

## \$1,999,000 - 3627 Westcliff Way, Edmonton

MLS® #E4444661

**\$1,999,000**

7 Bedroom, 7.00 Bathroom, 5,145 sqft

Single Family on 0.00 Acres

Windermere, Edmonton, AB

Look no further! Quality & Contemporary Style shows throughout this gorgeous ICONIC home that is ready for sale & is full of show home quality high-end finishing incl. a water feature wall. This 5144 sq ft (7144 sq ft total incl. basement) 2 storey offers 7 bedrooms + 7 fully loaded bathrooms. The main level features in floor heating, Great Room with 20 ft ceiling & Family Room with 11 ft ceiling & bedroom with full bath. The Kitchen has Sub Zero / Wolf appliances, coffee machine, a Huge Spice Kitchen. The 2nd floor has 4 bdrms, all with their own bathrooms & walk-in closets, incl. 2 primary bdrms that are tastefully done with Ensuites that meet all your needs. Plus a huge bonus room. BSMNT is fully finished with LUXURIOUS in floor heating & offers a WINE room, 2 bdrms (1 with full ensuite), SAUNA bathroom, WET BAR, Theatre room, exercise room and rec room. Fully landscaped & close to park. O/S triple garage, exposed aggregate driveway, huge back deck, water fountain & much more. MOVE IN Ready!

Built in 2017

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4444661    |
| Price    | \$1,999,000 |
| Bedrooms | 7           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 7.00                   |
| Full Baths     | 7                      |
| Square Footage | 5,145                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3627 Westcliff Way |
| Area        | Edmonton           |
| Subdivision | Windermere         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 2L2            |

### Amenities

|           |                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Club House, Deck, Detectors Smoke, Exercise Room, No Smoking Home, Sauna; Swirlpool; Steam, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, HRV System |
| Parking   | Triple Garage Attached                                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Metal               |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Constable Daniel Woodal |
| Middle     | Dr. Margaret-Ann Armour |
| High       | Lilian Osborne          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 64              |
| Zoning         | Zone 56         |
| HOA Fees       | 1079.51         |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 30th, 2025 at 3:47am MDT