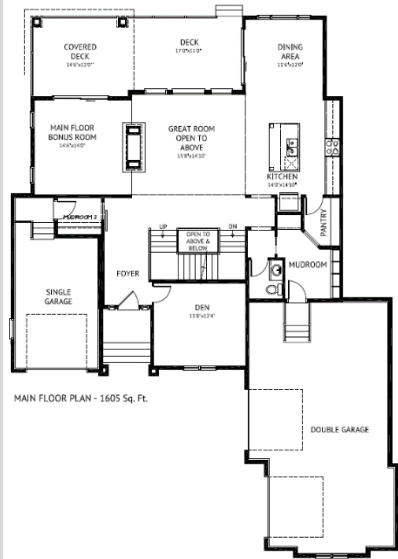


Quick Possession Home by Astoria

\$1,573,900 GST Inc.



Year Built	2018	Features	Triple Pane Windows 2-Story Great Room Large Open Concept
Total Bedrooms	3		
Full Bath(s)	3		
Partial Bath(s)	1	Amenities Nearby	Shopping, Golf Course, Playgrounds
Floor Space	1,605 sq. ft. Main 1,422 sq. ft. 2 nd	Basement	Undeveloped
Heating	Forced Air	Flooring	Hardwood, Tile, Carpet
Land Size	0.395 acre	Roof	Asphalt Shingle
Parking	Triple Attached Garage	Fireplace	1 (2-sided)
Structures	Deck	Schools	www.rockyview.ab.ca
Fire Prevention	Smoke Detectors	School Bus	Yes
Exterior Finish	Stone & Stucco	Kitchen	Gourmet Designer

Christina Moore, Community Manager
403-252-6674
www.astoriahomes.ca

65 Waters Edge Gardens

This warm and inviting French Country features large energy conscious triple pane SoLR Gain windows creating an abundance of light, warming this family, luxury living home. The Austin II is a popular floor plan exuding modern comfort. In the heart of the home is the sprawling two story family living area which is centered with a clean look modern gourmet kitchen on one side that flows into a private dining room and relaxing bonus hearth room on the other side of the two story, two sided stone fireplace. A front office is ideal for quiet work or study. The second floor boasts 3 bedrooms, each with a separate bath and spacious walk-in closets. As you enter the Master retreat, it features a private spa inspired ensuite, with large free-standing soaker tub and generous walk-in dressing room, with luxury built-in dovetail drawers and shelves. Just off the Master is an easy-care laundry room. Spend your evenings relaxing on the covered outdoor living area or star gaze on the open to above deck. This home boasts all the luxury upgrades for lavish living. Dream Bigger with Astoria...Let us Show you How.