Augusta

fine

HOMES

A QUALICO Company

FOR INQUIRIES, PLEASE CONTACT

KELSY HEPFNER

khepfner@streetsideedmonton.com

587.200.7933

Here's to the Finer things

8919 20 AVENUE SW

Augusta Fine Homes sets a new standard for luxury living and redefines the meaning of true craftsmanship. Complimenting your lifestyle with timeless design and incomparable quality, Augusta Fine Homes provides you with the ability to create your one of a kind masterpiece in one of Edmonton's finest communities.

Augusta

fine

HOMES

A QUALICO Company

Our newest Custom Masterpiece

It will be Love at First Sight when you gaze upon the exterior of our beautiful new custom built home. Careful architectural accents, just the right amount of stone, an oversized three car garage and covered entryway cement this home's delightful curb appeal. Oversized windows bring a natural glow within.

Enter into timeless luxury. This home combines an open, free-flowing floor plan with incredible functionality and livability. Ample storage and spacious rooms are the hallmark of this main floor, with a convenient study seamlessly integrated.

The open-concept living, dining and entertaining space enjoys an impeccably outfitted kitchen, a lovely fireplace, and a casual dining space leading to a spacious Trex material deck. Upstairs, the impressive family lounge boasts vaulted ceilings and magnificent windows. Three bedrooms share a smartly laid out bathroom, while the luxurious, vaulted ceiling owner's suite enjoys a spectacular, spa-like, double-sink ensuite and stately dressing room. This floor is complete with a full laundry room including sink. Should you choose to develop this home's basement, the possibilities include an additional bedroom, full bathroom and ample recreation space.

$829,950
INCLUDING GST

To learn about this home, please contact
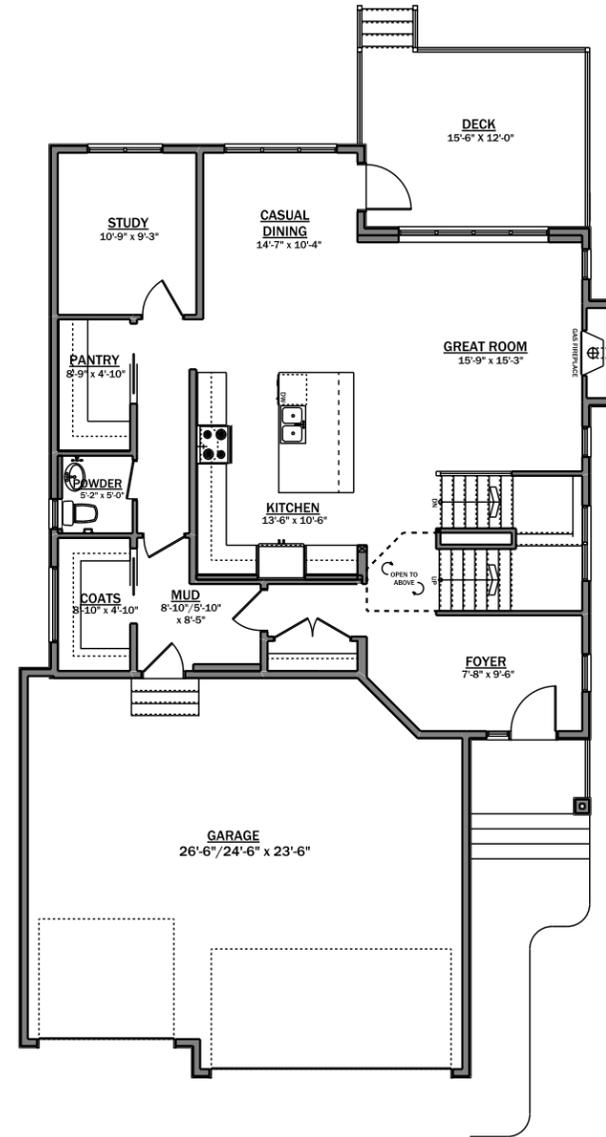
KELSY HEPFNER
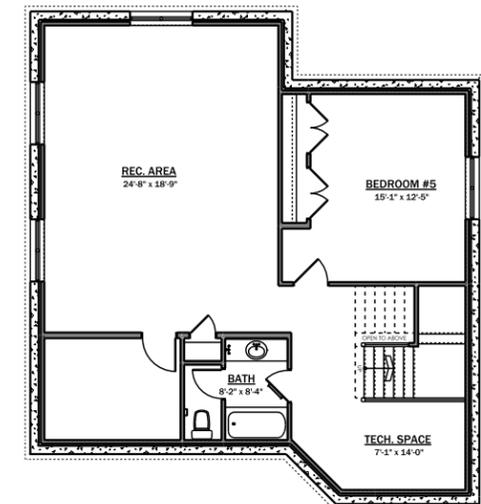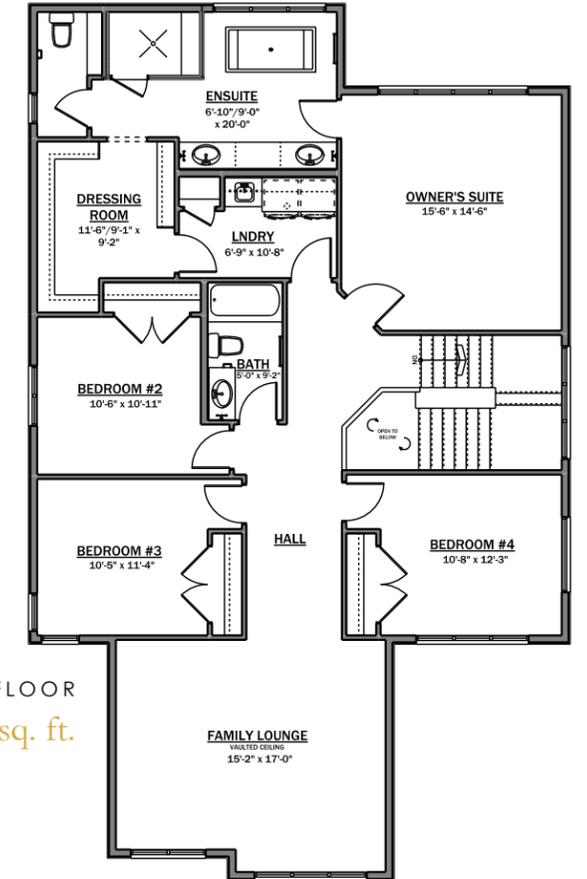khepfner@streetsideedmonton.com
587.200.7933

augustaedmonton.com

AUGUSTA *fine* **HOMES**
A QUALICO Company

2877 SQ. FT.
+998 SQ. FT. DEVELOPABLE BASEMENT

MAIN FLOOR 1250 sq. ft.

- STUDY 10'-9" x 9'-3"
- CASUAL DINING 14'-7" x 10'-4"
- DECK 15'-6" x 12'-0"
- GREAT ROOM 15'-9" x 15'-3"
- PANTRY 8'-9" x 4'-10"
- POWDER 5'-2" x 5'-0"
- KITCHEN 13'-6" x 10'-6"
- COATS 8'-10" x 4'-10"
- MUD 8'-10"/5'-10" x 8'-5"
- FOYER 7'-8" x 9'-6"
- GARAGE 26'-6"/24'-6" x 23'-6"

UPPER FLOOR 1627 sq. ft.

- ENSUITE 6'-10"/9'-0" x 20'-0"
- DRESSING ROOM 11'-6"/9'-1" x 9'-2"
- OWNER'S SUITE 15'-6" x 14'-6"
- LNDRY 6'-9" x 10'-8"
- BEDROOM #2 10'-6" x 10'-11"
- BATH 5'-0" x 9'-2"
- BEDROOM #3 10'-5" x 11'-4"
- HALL
- BEDROOM #4 10'-8" x 12'-3"
- FAMILY LOUNGE VAULTED CEILING 15'-2" x 17'-0"

OPTIONAL BASEMENT DEVELOPMENT 998 sq. ft.

- REC. AREA 24'-8" x 18'-9"
- BEDROOM #5 15'-1" x 12'-5"
- BATH 8'-2" x 8'-4"
- TECH. SPACE 7'-1" x 14'-0"