

# KIMBERLEY

DESIGNER INFILL HOME

GLENORA

10506 131 STREET

*4 Bedrooms | 3.5 Bathrooms*

# WELCOME TO A ONE-OF-A-KIND INFILL HOME

Indulge in luxury with the stunning collaboration between Kimberley Homes x Jamie Banfield Design.

Nestled on a full-size, 50' lot in the coveted Glenora neighborhood, revel in the exclusivity of being the ultimate home at the end of a serene, tree-lined street that is embraced by mature trees and picturesque walking trails.

With over 4,000 Sq. Ft. of meticulously crafted living space, including a beautifully developed basement, every inch of this residence exudes opulence and sophistication.

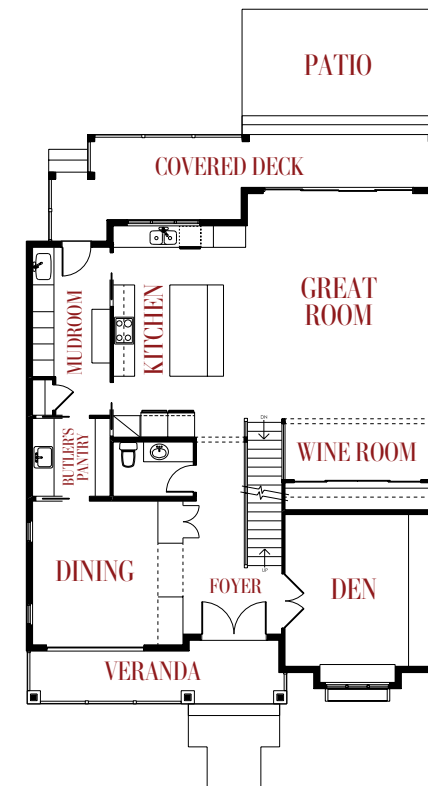
Step into the chef's kitchen, adorned with custom details and complemented by a butler's pantry – all open to the expansive great room, offering a seamless blend of elegance and functionality. Casual meals find their perfect setting in the built-in banquette off the island, while intimate family dinners await in the private, separate dining room. Working from home becomes an absolute pleasure in the spacious den, enhanced by bespoke built-ins that epitomize both style and convenience.

Ascend the grand staircase to discover a unique main bathroom layout, featuring a separate shower/tub wet room, perfectly balancing elegance with practicality. The crown jewel of this extraordinary residence is the awe-inspiring primary bedroom, where luxury knows no bounds. A fireplace exudes warmth and sophistication, while the private balcony with french doors beckons you to embrace the surrounding beauty. Unwind in the spa-like ensuite, complete with a sumptuous soaker tub, enveloping you in a world of indulgence.

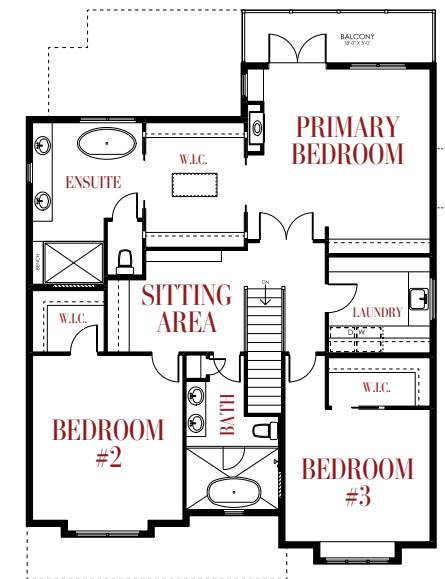
Prepare to be captivated by the lavish touches and custom elements throughout this custom, one-of-a-kind infill home, as it redefines the very essence of luxurious living.

## FLOORPLAN GLENORA DESIGNER HOME

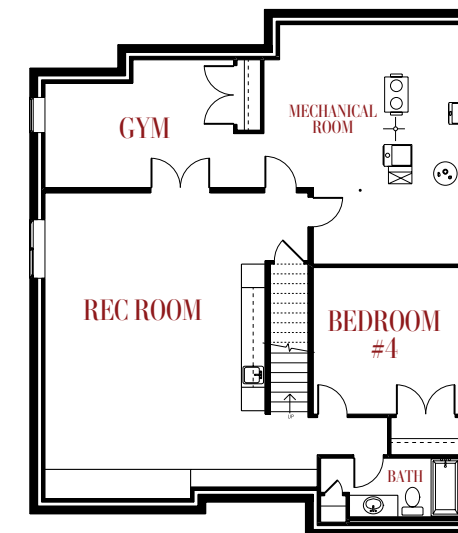
4 Bedrooms | 3.5 Bathrooms | 4,199 Sq. Ft.



**MAIN FLOOR**  
1,592 Sq. Ft.



**UPPER FLOOR**  
1,538 Sq. Ft.



**BASEMENT DEVELOPMENT**  
1,069 Sq. Ft.

# DESIGNER HOME FEATURES

- Over 4,000 sq. ft. of finished space
- Chef's kitchen with a butler's pantry
- Built-in banquette off the island
- Primary bedroom includes luxurious features such as a fireplace, balcony with French doors, and a spa ensuite complete with a free-standing tub
- All bedrooms come with solid core doors for maximum peace and quiet
- Main bath features a wet room, with a spectacular black free-standing tub
- Spacious den with custom built-ins
- Aggregate rear patio
- Full landscaped and fenced yard
- Heated floor in ensuite and basement bath
- A/C included
- Blind Package included
- Gym in basement finished with custom mirrors
- Wolf and Jenn-Air appliance package included



## THE ALLURE OF THIS CUSTOM FLOOR PLAN

### THE LIVING SPACE

The living space, a masterpiece of sophistication, captivates with its abundance of natural light streaming through expansive windows, illuminating the exquisite custom finishes. Adjacent to the living room, the spacious den features custom built-ins, creating an ideal work-from-home haven. Further enhancing the allure of this residence is the wine wall, a statement of opulence, seamlessly integrated into the living space. Embrace a lifestyle of grandeur and comfort, where the interplay of natural light and thoughtful design elevates living to an extraordinary level, making every moment in this home one of refined living.

### DINING DESIGN

The chef's kitchen, adorned with top-of-the-line appliances and custom finishes, beckons the most discerning gourmands to indulge in culinary creativity. A seamless open-concept design connects the kitchen to the dining area, creating a perfect setting for unforgettable family gatherings and lavish soirées. The island features a built-in banquette, an exquisite touch for casual meals, while the separate dining room exudes an air of elegance, ideal for more formal affairs. With thoughtful design and ample space, the kitchen and dining area become a seamless blend of functionality and refined living, setting the stage for cherished moments.

### THE OWNERS SANCTUARY

Step into the ultimate oasis, where the primary bedroom exudes sophistication and indulgence with a warming fireplace, walk-in closet, and a private balcony adorned with elegant french doors – offering a serene escape overlooking the picturesque surroundings. The spa-inspired ensuite features lavish touches, including a beautiful soaker tub, providing a sanctuary of relaxation. Meticulously designed, the ensuite boasts double sinks and opulent finishes, creating a space that exudes elegance and functionality.

# ONE OF EDMONTON'S OLDEST & MOST DESIRABLE NEIGHBOURHOODS

Nestled in the embrace of history and natural beauty, Glenora stands as one of Edmonton's oldest and most sought-after neighborhoods, boasting a legacy that spans over a century. An enchanting streetscape, adorned with majestic elm trees, character homes, and luxurious infills, offers a picturesque backdrop to the vibrant

community. Glenora caters effortlessly to families with a host of amenities, including several schools, parks, and open spaces that provide a haven for children to explore and play. The proximity to the river valley and ravine system further adds to its allure, offering endless opportunities for outdoor adventures and family bonding.





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