

# \$1,988,000 - 699 Howatt Dr Sw, Edmonton

MLS® #E4445867

**\$1,988,000**

4 Bedroom, 5.00 Bathroom, 3,735 sqft

Single Family on 0.22 Acres

Hays Ridge Area, Edmonton, Alberta

Stunning former Ace Lange Showhome offering over 5,400 sq ft of refined living space, backing onto the Whitemud Ravine & steps to Jagare Ridge Golf Course. This fully finished walkout features 4 beds, office, den, 4.5 baths, and a heated triple garage (one bay currently an office/storage). Chef inspired kitchen with Sub-Zero fridge, Wolf double gas stove, walk-in pantry, and wet bar with Sub-Zero wine cooler. 10' ceilings on main floor, massive windows, main floor deck, and upper balcony offer incredible ravine views. Luxurious primary suite with spa-like ensuite and walk-through closet. Upstairs bonus room, two bedrooms with private ensuites. Basement includes a bedroom, den, reading nook and huge rec space with a wet bar that opens to a beautifully landscaped yard (\$60K+ in landscaping). Loaded with upgrades, including radon prevention system, Kinetico water softener, radiant floor heat in garage, primary ensuite & basement. A perfect blend of luxury, comfort, and nature in sought-after Jagare Ridge. (id:6289)

Built in 2015

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | E4445867    |
| Price     | \$1,988,000 |
| Bedrooms  | 4           |
| Bathrooms | 5.00        |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 3,735         |
| Acres          | 0.22          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 699 Howatt Dr Sw |
| Subdivision | Hays Ridge Area  |
| City        | Edmonton         |
| Province    | Alberta          |
| Postal Code | T6W3K3           |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Golf Course, Playground, Public Transit, Shopping, Ceiling - 10ft, Ceiling - 9ft, Vinyl Windows |
| Features       | Ravine, Wet bar, Closet Organizers, No Smoking Home                                                   |
| Parking Spaces | 7                                                                                                     |
| Parking        | Attached Garage, Heated Garage, See Remarks                                                           |
| # of Garages   | 1                                                                                                     |
| View           | Ravine view                                                                                           |

### Interior

|              |                                                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Hood Fan, Microwave, Storage Shed, Gas stove(s), Central Vacuum, Washer, Water softener, Window Coverings, See remarks, Refrigerator |
| Heating      | Forced air, In Floor Heating                                                                                                                            |
| Cooling      | Central air conditioning                                                                                                                                |
| Fireplace    | Yes                                                                                                                                                     |
| Fireplaces   | Gas                                                                                                                                                     |
| # of Stories | 2                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                     |
| Basement     | Walk out                                                                                                                                                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | The Good Real Estate Company |
|----------------|------------------------------|



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Listing information last updated on October 16th, 2025 at 8:16pm MDT