

A gorgeous remodeled luxury home

9501 Balatta Canyon Ct, Las Vegas, NV 89144

PRESENTED BY KEN LOWMAN & LUXURY HOMES OF LAS VEGAS | CONTACT KEN AT 702.281.3337



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LUXURY HOME DESCRIPTION

A gorgeous remodeled luxury home in Guard Gated Canyon Fairways on a quiet cul-de-sac with an oversized lot! This amazing home is an ideal family home with tons of entertaining possibilities for both guests and family alike. Downstairs you'll find a theater room, a 25x10' gym, an office with built-ins and an adjoining playroom/den, an enormous living room with vaulted ceilings, a cozy fireplace, a wet bar, gorgeous wood ceiling and pocket doors to the backyard oasis with a fire pit, basketball court, built-in BBQ, refreshing swimming pool with grotto, a slide and spa with waterfall. Back inside on the lower level is an amazing open kitchen with a huge island, stainless steel appliances, sub-zero, 6 burner stove with pot filler, stone counters and flooring and overlooks the massive great room with vaulted ceiling with wood beams and pocket doors to the sensational backyard! To access the upstairs there are two stair cases that lead to the enormous master retreat with a spacious balcony, a bar area with fridge, an ensuite with his and her custom closets and toilets, Calcutta marble, double sinks, steam shower and jetted bathtub. 3 of the 4 other secondary bedrooms have their own bathrooms, walk-in closets and balconies. This is a one of a kind delight in ideally located Canyon Fairways at Summerlin! A Las Vegas luxury home that has it all!

MLS#: 2221708

BEDROOMS: 5

PRICE: \$2,795,000

BATHROOMS: 5.5

APPRX. SQ. FT: 6,459 sq.ft

POOL: Yes

LOCATION: Canyon Fairways

GARAGE SIZE : 3

ZIPCODE: 89144

FEATURES

Full Address of property: 9501 Balatta Canyon Ct, Las Vegas, NV 89144

Property Type	Residential	Baths Full	2
Property Sub Type	Single Family Residential	Baths Half	1
Building Description	2 Stories	Approx Liv Area	6,459
Garage	3	Year Built	2001
Garage Sqft	1,032	# Acres	0.44
County	Clark County	Lot Sqft	19,166
City/Town	Las Vegas	Private Pool	Yes/Heated Pool, Inground-Private, Waterfall
Beds Total	5		
Baths Total	6		

Private Spa	Yes/Inground, Outdoor	Utility Information	
Interior Features		Sewer	Public
Flooring Description	Carpet, Hardwood, Marble/Stone	Heating Description	2 or More Units, Central
Interior	Alarm System-Owned, Ceiling Fan(s)	Water	Public
Fireplaces	3		
Exterior / Construction			
Lot Description	1/4 to 1 Acre		
Exterior Description	Balcony, Built-In Barbecue, Covered Patio, Patio, Private Yard		
Roof Description	Pitched, Tile		
Garage Description	Attached, Auto Door Opener(s), Entry to House, Storage Area/Shelves		

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