

# \$1,488,000 - 1303 Canyon Edge Drive, Austin

MLS® #3047487

---

## \$1,488,000

4 Bedroom, 4.00 Bathroom, 3,411 sqft  
Residential on 0.33 Acres

Austin Lake Hills Sec 02, Austin, TX

Welcome to the epitome of luxury living in the exclusive Austin Lake Hills neighborhood! Nestled in the prestigious EANES ISD off Cuernavaca, this remarkable property offers a rare and limited opportunity with its coveted lot overlooking the lush canyon.

Here you will find the perfect harmony of architectural brilliance and modern design, where open spaces, soaring beamed ceilings, and polished concrete floors combine to create a residence that truly sets the standard for luxurious living.

The seamless integration of the living and kitchen areas enhances the sense of unity, providing the perfect space for entertaining guests, hosting family gatherings, or simply enjoying quality time with loved ones.

The lush owner's suite on the main level offers a private balcony and side terrace for you to indulge in breathtaking views and savor the beauty of the outdoors. As you explore the main level, you'll find a bedroom with a direct entrance to the hall bath, perfect for guests or family members seeking their privacy. Additionally, another versatile bedroom features an exterior entry making it an ideal option for a home office or guest space.

The lower level is more than just an extension of the main floor; it's a private and versatile space that caters to diverse needs and is



perfectly arranged for a Mother in Law or Multi-Generational living. Complete with a private bedroom & en-suite bathroom, spacious living room as well as a kitchenette and utility room provides added convenience.

The remarkable pool area offers a tranquil escape from the world, surrounded by the natural beauty of the canyon landscape. The backyard's natural slopes and multiple sitting areas set the stage for an unforgettable outdoor experience. Convenience is at your fingertips with a half bathroom located just off the garage near the pool!

Visit today and experience the allure of this exceptional property.

Built in 2008

### **Essential Information**

ListingFeed	abor_vow
MLS® #	3047487
List Price	\$1,488,000
Sale Price	\$1,300,000
Sale Date	April 3rd, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,411
Acres	0.33
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	1303 Canyon Edge Drive
Subdivision	Austin Lake Hills Sec 02

City	Austin
County	Travis
State	TX
Zip Code	78733

### **Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Attached, Detached, Garage
# of Garages	3
View	Canyon
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Concrete
Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs to Greenbelt/Park, Private, Trees Large Size
Windows	Window Treatments
Roof	Composition, Metal
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake