



THE
A-TEAM

**RE/MAX
FIRST**

47 EDENSTONE Way, Calgary T3A 3Z5

MLS®#: **A2144012** Area: **Edgemont** Listing Date: **06/26/24** List Price: **\$1,498,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **9,386 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,893**
 Low Sqft:
 Ttl Sqft: **2,893**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Interior Lot,Irregular Lot,Landscaped,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer: Flooring: **Carpet,Ceramic**
 Ext Feat: **None** **Tile,Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Central Vacuum,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`9" x 8`7"	Office	Main	16`3" x 12`10"
Living Room	Main	19`3" x 15`9"	Dining Room	Main	17`9" x 14`6"
Breakfast Nook	Main	13`9" x 8`1"	Kitchen	Main	16`5" x 15`4"
Laundry	Main	8`4" x 7`7"	2pc Bathroom	Main	5`1" x 4`5"
Bedroom - Primary	Second	20`6" x 16`7"	4pc Ensuite bath	Second	12`1" x 9`11"
Bedroom	Second	18`3" x 13`0"	Office	Second	13`9" x 10`11"

Bedroom	Second	13`6" x 11`0"	Walk-In Closet	Second	10`0" x 5`11"
4pc Bathroom	Second	8`2" x 7`8"	Exercise Room	Basement	28`0" x 14`11"
Game Room	Basement	28`11" x 19`7"	Den	Basement	11`7" x 9`9"
Kitchenette	Basement	14`0" x 7`11"	4pc Bathroom	Basement	13`6" x 13`4"
Furnace/Utility Room	Basement	18`0" x 10`10"			

Legal/Tax/Financial

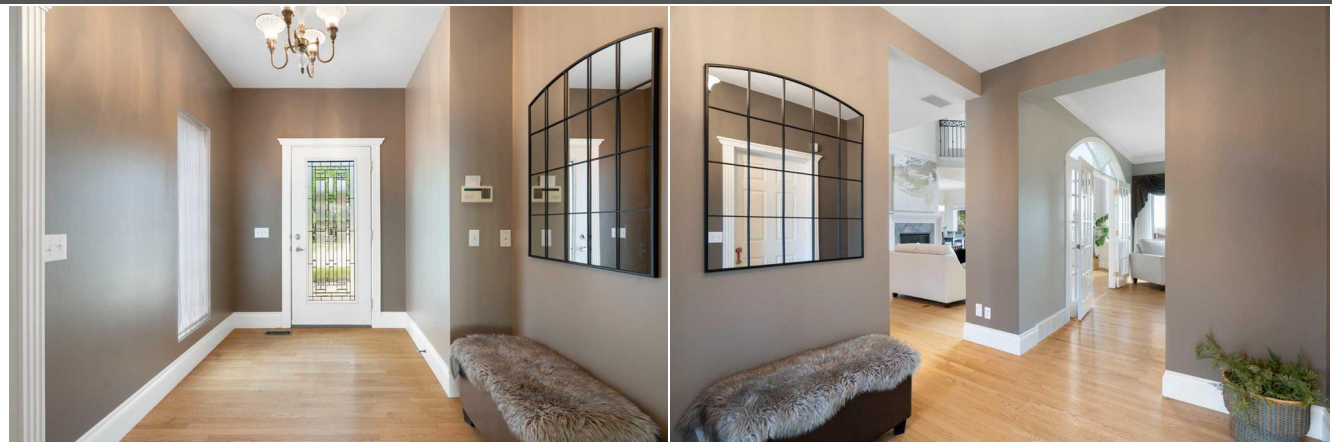
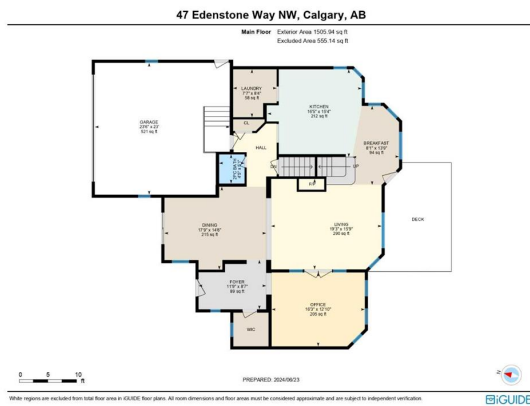
Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **8510575**

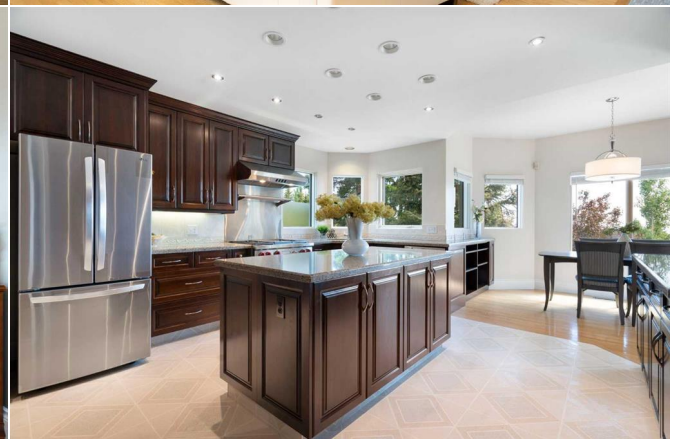
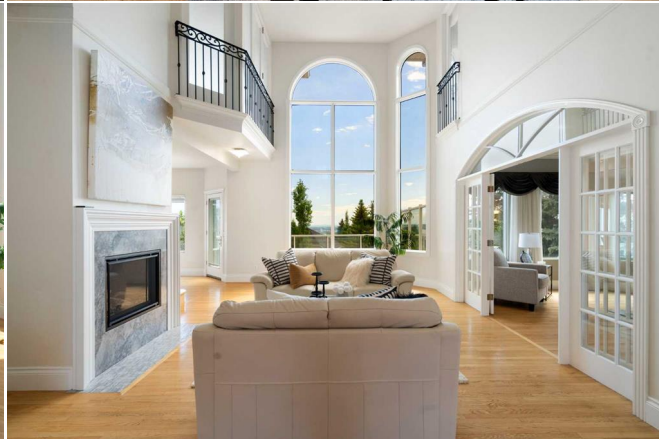
Remarks

Pub Rmks: **Welcome to this Unique Designed Beautiful Home with Stunning Gorgeous Panoramic Views on Edenstone Estate in an unparalleled NW community Edgemont. It is situated on an oversized landscaped lot(872m2) with 19.85 meters frontage and over 42 meters depth. These 3 bedrooms with 1 office and 3.5 bathrooms estate home with south facing backyard and nearly 4300sqft on 3 levels is rare opportunity. The main floor features a grand entrance with a wonderful chandelier, a big bright walk in closet, an inspiring family/great room, an inviting formal dining room, tranquil living room with 2 story high ceilings and windows, a timeless kitchen highlighted by granite countertops, Wolf gas rang, new stainless-steel refrigerator, tons of cabinetry storage and a walk in laundry room with generous cabinetry storage as well, and a comfortable breakfaster area with a door leading to the large updated deck. The upper stairs provide more views from sunrises of the downtown skyline, views of Bow River Valley, University of Calgary, Hospitals, Canda Olympic Park, to sunsets of the Rocky Mountains. The serene south facing master bedroom offers private updated ensuite with large shower, walk-in closet and heated floors. One good size bedroom, one office/bedroom in the middle with French Door, another spacious serene south facing bedroom with large walk-in closet, plus second updated bathroom with heated floor outfit the upper level openly and beautifully. Finished Walk-out basement offers a workshop/exercise room, a large rec room with a wet bar and the third 4-pc full bathroom is ideal for movie night or relaxing time with family and friends. Edgemont is a sought after established community, with proximity to Nose Hill Park, off-leash areas and extensive green spaces. The neighborhood is also well-served by top ranking public schools, and the nearby Crowfoot Centre and Market Mall provide convenient access to shopping and dining options. The University of Calgary and hospitals are a short commute plus quick access via #1 highway & Stoney Trail. This is a rare opportunity to own one of the most sought-after locations in Edgemont!**

Inclusions: **N/A**
 Property Listed By: **Homecare Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







47 Edenstone Way NW, Calgary, AB

2nd Floor Estimate Area 1387.81 sq ft
Excluded Area 248.56 sq ft



Water regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

