



THE
A-TEAM

**RE/MAX
FIRST**

391 EDENWOLD Drive, Calgary T3A 3W4

MLS®#: **A2152822**

Area: **Edgemont**

Listing Date: **08/02/24**

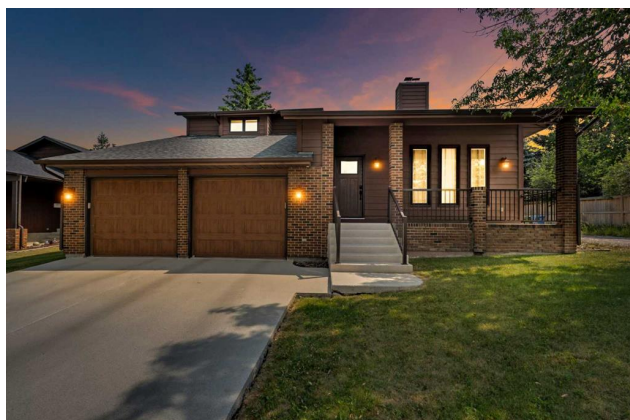
List Price: **\$795,900**

Status: **Pending**

County: **Calgary**

Change: **-\$44k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **6,103 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,164**
Low Sqft:
Ttl Sqft: **2,164**

DOM

47
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,High Efficiency,ENERGY STAR Qualified Equipment,Exhaust Fan,Fireplace(s)**

Sewer:
Ext Feat: **Balcony,Misting System,Storage**

Construction: **Brick,Cedar,Stucco,Wood Frame**

Flooring: **Carpet,Hardwood,Stone,Tile**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer,Window Coverings**

Int Feat: **Built-in Features,Central Vacuum,Chandelier,French Door,Granite Counters,High Ceilings,Natural Woodwork,No Animal Home,No Smoking Home,Pantry,See Remarks,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`11" x 10`0"
Family Room	Main	13`2" x 11`10"
Laundry	Main	5`5" x 2`7"
Bedroom	Upper	11`1" x 9`11"
4pc Ensuite bath	Upper	9`5" x 7`7"

Room	Level	Dimensions
Living Room	Main	17`9" x 13`8"
Kitchen	Main	12`3" x 9`1"
Bedroom - Primary	Upper	15`2" x 13`0"
Bedroom	Upper	111`2" x 11`1"
4pc Bathroom	Upper	7`11" x 7`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8011562

Remarks

Pub Rmks: **Welcome to this stunning Edgemont property, perfectly situated near parks, schools, and amenities! This exceptional 3-bedroom, 2-bathroom home boasts extensive upgrades, including new exterior doors, maintenance-free decks, epoxied driveway, oversized heated garage with new doors, new roof, windows, fence, and landscaping with RV parking access. The renovated interior features hardwood, stone, and new carpets, along with new cabinets, appliances, high-efficiency boiler, AC, water softener, humidifier, and heat exchanger. Additionally, the home is equipped with a solar system, additional hot water supply, upgraded ABS main sewer piping, and extra exterior insulation for added efficiency. Located moments from Nose Hill Park, Edgemont Off Leash Park, community tennis courts, schools, and playgrounds, with easy access to Crowfoot Crossing, Northhill Shopping Centre, and more, this beautifully upgraded home in a highly sought-after location is a rare find - don't miss out!**

Inclusions: **None**
Property Listed By: **BluePoint Realtors**

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



