



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 EDENSTONE Way, Calgary T3A3Z4**

MLS®#: **A2183113**      Area: **Edgemont**      Listing Date: **12/11/24**      List Price: **\$1,115,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1988**  
Lot Information  
 Lot Sz Ar: **8,342 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,466**  
 Low Sqft:  
 Ttl Sqft: **2,466**

DOM

**10**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Few Trees,Lawn,Interior Lot,Level,Private,Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Boiler**  
 Sewer:  
 Ext Feat: **Outdoor Grill,Private Yard**

Construction: **Stucco**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,Kitchen Island,Pantry,See Remarks,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 11`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>12`7" x 11`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 8`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`5" x 18`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 15`3"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>16`3" x 7`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 13`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Office</b>	<b>Main</b>	<b>8`9" x 12`1"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>15`8" x 9`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`1" x 17`11"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`3" x 4`11"</b>

4pc Bathroom  
 Bedroom  
 Flex Space  
 Furnace/Utility Room  
 4pc Bathroom  
 Bedroom

Upper  
 Upper  
 Basement  
 Basement  
 Basement  
 Basement

4`11" x 10`3"  
 11`6" x 10`9"  
 23`6" x 11`2"  
 7`0" x 9`10"  
 8`2" x 7`4"  
 11`9" x 12`8"

Bedroom  
 Walk-In Closet  
 Game Room  
 Den  
 Bedroom

Upper  
 Upper  
 Basement  
 Basement  
 Basement

11`8" x 10`10"  
 4`4" x 5`2"  
 11`5" x 21`3"  
 6`8" x 13`8"  
 9`2" x 10`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**8510575**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Judicial Sale!!! Welcome to this dream home in an exclusive estate-style community of Edgemont NW, this exquisite 2,467 sq ft 5-bedroom home with triple attached floor heated garage. The foyer features a breathtaking open to below high ceiling soaring entrance which provides a glamorous first impression. This home has been beautifully upgraded and meticulously maintained by the homeowners. The gourmet kitchen is any aspiring chef's dream featuring built in appliances, islands, a transparent cabinet to the yard. The formal living room and dining room are perfect for entertaining guests with its natural wood burning fireplace, hardwood flooring throughout the main floor, stairs and upper level. Upstairs, features three spacious bedrooms, this home is designed to accommodate family living with ease. Each bedroom is generously sized, the master suite is a true retreat, complete with a sumptuous 5-piece en-suite bathroom, soaker tub and a large walk-in closet. Gather in the rec room in the finished basement or engage in office work and enjoy the warm that in floor boiler creates. Two extra bedrooms, both with large closets and a full bathroom complete this lower level. Don't miss your chance to make this exceptional property your new home. Schedule a viewing today and experience the perfect blend of luxury, comfort, and convenience**

Inclusions: **NONE**  
 Property Listed By: **TREC The Real Estate Company**

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











