



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

42
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>
Living Room	Main	12`8" x 11`11"
Entrance	Main	12`7" x 11`8"
Laundry	Main	8`7" x 8`4"
Family Room	Main	12`5" x 18`6"
Kitchen	Main	12`2" x 15`3"
5pc Ensuite bath	Upper	16`3" x 7`1"

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

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











