



THE
A-TEAM

**RE/MAX
FIRST**

319 EDENWOLD Drive, Calgary T3A 3X9

MLS®#: **A2183755** Area: **Edgemont** Listing Date: **12/17/24** List Price: **\$764,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1985**
Lot Information
 Lot Sz Ar: **5,209 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,248**
 Low Sqft:
 Ttl Sqft: **2,248**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Cedar,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Tankless Water Heater,Washer,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 15`3"
Living Room	Main	18`5" x 12`10"
Laundry	Main	5`4" x 11`1"
Bedroom	Second	11`10" x 11`7"
2pc Bathroom	Main	
4pc Bathroom	Second	

Room	Level	Dimensions
Dining Room	Main	10`4" x 11`7"
Family Room	Main	16`11" x 8`0"
Bedroom - Primary	Second	17`0" x 14`11"
Bedroom	Second	11`1" x 10`2"
5pc Ensuite bath	Second	
Den	Second	11`8" x 8`9"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

8311477

Remarks

Pub Rmks: **Welcome to 319 Edensone DR NW - Nearly 2300 sq. ft. above grade and located just steps away from Edensone Park Ridge with Valley and Mountain Views. Former CARDEL showhome and original owner - this home is a must see. Step inside to be greeted with a spacious front entrance and elegant custom designed curved staircase. Open floor plan and a home that features custom built-ins, wainscoting and beautiful wood burning fireplace. The dining room is an excellent place to host large get togethers with family and friends and opens onto the spacious living room with a great vaulted ceiling at the front of the home that looks onto the quiet street. Step into the kitchen to find loads of solid wood cabinets, stainless steel appliances and ample granite counter space. Breakfast nook with a huge window and double glass door overlooks the 2 tier deck and manicured backyard, which is perfect for families with young kids. The family room features a beautiful wood burning fireplace with custom built-ins. 2 piece bathroom, large laundry room compliment the main floor. Travel upstairs to find 3 spacious bedrooms, including a primary bedroom with a large walk-in closet and the 5 piece ensuite and a large 4 pc bathroom. Basement is clean and unspoiled and awaits your personal development. Recent upgrades include 2 high efficiency furnaces, Navian Hot water on demand, RO filtration system, water softener, asphalt shingle roof. So much potential awaits with this incredible home. A very short walk for kids to Edensone Park, Mother Mary Greene School and Edgemont Community Center. Several other nearby excellent schools, parks and shopping all found within a few minutes make this possibly the best deal in Edgemont.**

Inclusions: **N/A**
 Property Listed By: **IQ Real Estate Inc.**

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











