



THE
A-TEAM

**RE/MAX
FIRST**

171 EDENWOLD Drive, Calgary T3A 3T4

MLS®#: **A2188395**

Area: **Edgemont**

Listing Date: **01/19/25**

List Price: **\$989,000**

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: **7,007 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,541**
Low Sqft:
Ttl Sqft: **1,541**

DOM

3

Layout

Beds: **7 (3 4)**
Baths: **5.0 (5 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Other,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`3" x 9`0"	4pc Bathroom	Main	7`6" x 6`5"
Bedroom	Main	12`10" x 12`4"	3pc Ensuite bath	Main	8`7" x 6`5"
Bedroom - Primary	Main	12`11" x 15`5"	3pc Ensuite bath	Main	5`3" x 6`5"
Bedroom	Basement	12`7" x 16`5"	Bedroom	Basement	8`11" x 10`5"
Bedroom	Basement	10`0" x 10`4"	Bedroom	Basement	10`6" x 10`10"
3pc Ensuite bath	Basement	7`2" x 5`0"	4pc Bathroom	Basement	5`1" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111597

Zoning:
R-CG

Remarks

Pub Rmks:

| 7 BEDS | 5 BATHS | Front Double Attached Garage | SUITED | SEPARATE ENTRANCE | Welcome to this newly renovated bungalow in the desirable community of Edgemont! This spacious 7-bedroom, 5-bathroom home offers modern finishes and thoughtful upgrades throughout. As you step inside, you're greeted by a skylight that fills the entrance with natural light. Large windows with zebra blinds really showcase the open-concept home, complemented with vinyl plank flooring. The large living space features a sleek fireplace and flows right into the kitchen, which features floor-to-ceiling cabinetry for ample storage, quartz countertops, and a large island. The main level has 3 bedrooms, 2 of which include their own 3-piece ensuites, as well as an additional 4-piece bathroom. The lower level offers 4 additional bedrooms, including one with a 3-piece ensuite, plus another 4-piece bathroom. The lower level also features its own separate kitchen, laundry, and entrance for privacy. This home includes a front double attached garage for your convenience. Located close to Nose Hill Park, schools, shopping, and more. Call your favourite agent for a showing today!

Inclusions:
Property Listed By:

**Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2
eXp Realty**

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







