



GRASSROOTS
REALTY GROUP

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171 Edenwold Drive NW
Calgary, Alberta

MLS # A2243619



\$916,800

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,537 sq.ft.	Age:	1985 (40 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Skylight stick

Welcome to this exquisite, fully renovated luxury bungalow offering about 3,000 sq ft of beautifully designed living space. Nestled on a spacious lot with an East-facing and lush green space, this home combines elegance, comfort, and functionality in an open-concept layout. //Main Floor Highlights: 2 Primary Suites, each with a private 3-piece ensuite 1 Additional Bedroom with a 4-piece bath Bright and spacious living room Elegant dining room and open office area Gourmet kitchen featuring quartz countertops and access to a sunlit breakfast/dining area // Basement Highlights (Separate Entrance): 4 Spacious Bedrooms, including a luxurious primary suite with a 4-piece ensuite Additional 4-piece bathroom for guests or family Fully equipped professional-grade kitchen Private laundry room //Exterior & Extras: Low-maintenance landscaping in both front and backyards Ideal for large families or multi-generational living Excellent investment potential with separate living quarters Whether you're looking for your dream home or a high-return investment, this property is good to live, good to invest!