



**7 Edenwold Place NW  
Calgary, Alberta**

**MLS # A2303744**



**\$874,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,063 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	Refrigerator in basement		

Welcome to the prestigious and highly sought-after community of Edgemont! Location is key. Just minutes from Nose Hill Park and being surrounded by the extensive pathway system within Edgemont, this setting offers easy access to nature while remaining conveniently connected to transit, highly rated public & separate schools, and numerous everyday amenities. Nestled in a quiet cul-de-sac, this beautiful family home offers just under 2,100 square feet of above-grade living space, plus a fully developed basement, 5 bedrooms, 4 full bathrooms, and plenty of upgrades! As soon as you set foot inside, you're welcomed by the open, spacious layout that has been masterfully planned and executed. Discerning tastes will appreciate the knockdown ceilings that have replaced outdated stipple - an upgrade that's consistent throughout the home. The formal living and dining areas are generously sized and filled with natural light from the numerous windows. Sleek, modern, and inviting describe the kitchen, which acts as the heart of the home. It features a large central island with quartz countertops, two-toned cabinetry, an attractive subway tile backsplash that extends to the ceiling, stainless steel appliances, plenty of storage, and a seamless connection to the breakfast area with bench seating. This space overlooks the grand family room which offers a cozy wood-burning fireplace, attractive built-in shelving, and abundant light/exposure to the expansive backyard through the set of large windows. The main level of the home also has a bedroom (or office/den), a full 3-piece bathroom, and a laundry area, easily accommodating single-level living. Upstairs, the primary bedroom acts as a private retreat, complete with its own ensuite and access to a south-facing solarium! Few properties offer such a delightful space to suit your lifestyle whether it be

for working out, meditating, growing, reading, or simply relaxing. This level also has two additional bedrooms and a 4-piece main bathroom to provide comfortable accommodations for family or guests. The developed basement has been attractively finished with luxurious vinyl plank flooring, brand new windows, wet bar rough-in, another spacious bedroom, and a modern 3-piece bathroom. In addition, the massive recreation room is suitable for multipurpose use, such as a home gym, media area, hobby space, or playroom. With 4 windows in this section, it is bright and offers endless possibilities! There's so much value in this home, so don't miss this opportunity. Call your favorite realtor today to schedule a viewing!