



**55 Edenstone View NW  
Calgary, Alberta**

**MLS # A2308039**



**\$1,649,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,055 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Security System, Sprinkler System, 2 Refrigerators in Lower Level		

Perched on one of the most sought-after streets in Edgemont, this exceptional ridge home is truly all about the views&mdash;offering sweeping, unobstructed panoramas of the city skyline, valley + mountains. Natural light fills the home, with the stunning views showcased throughout the main living areas + from the primary bedroom. The home features an excellent floor plan + is ready for updates + redecorating, presenting incredible potential in a premier location. The main floor welcomes you with a grand two-storey entrance + living room, flowing into a spacious dining area perfect for entertaining both with newer carpets. At the back of the home, an open-concept layout includes a large kitchen with stainless steel appliances, an oversized pantry + a charming breakfast nook with serene views, all connecting to the cozy family room with fireplace. A private office + main floor laundry complete this level with main floor Air Conditioning. Upstairs offers 4 spacious bedrooms + a versatile flex room. The primary suite is substantial in size, featuring a peaceful sitting area designed to take in the spectacular views. The walk-out lower level offers a huge rec room with wood-burning fireplace + wet bar. Neutral paint throughout, engineered hardwood on the main floor + hardwood upstairs, with carpeting in excellent condition+ newer berber carpet in the walk out level. Double attached garage with newer door and opener. Ideally located near the Edgemont Community Centre, all levels of schools + shopping