



**55 Edenstone View NW
Calgary, Alberta**

MLS # A2308039



\$1,799,000

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

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