



GRASSROOTS
REALTY GROUP

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71 Edenwold Place NW
Calgary, Alberta

MLS # A2310734



\$1,035,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,043 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows		

Inclusions: Pool table, Chest freezer

****OPEN HOUSE July 18th 12noon-2pm**** Welcome to this spacious and well maintained walkout home offering 3043 sq ft above grade in a quiet location within desirable Edgemont. With 4 bedrooms and 4 full bathrooms, this is an ideal home for growing families seeking both space and functionality. The main floor features generous principal rooms including a bright living room, formal dining area, large family room with wood burning fireplace, dedicated office/den, full bathroom, and convenient main floor laundry. The kitchen offers extensive cabinetry and workspace along with an adjoining breakfast nook overlooking the sunny south-facing backyard. Step outside to the large rear deck, creating an excellent setup for outdoor dining and entertaining. Upstairs you'll find 4 spacious bedrooms including a substantial primary retreat with walk-in dressing area and 5-piece ensuite. The fully developed walkout basement adds exceptional flexibility with expansive recreation and games areas, wet bar, additional full bathroom, second wood burning fireplace, and abundant storage space. Numerous important updates have already been completed including upgraded windows, furnaces, on-demand hot water system, and front entry door. Additional features include central vacuum and an oversized attached double garage. Located on a quiet street close to excellent schools, parks, shopping, and amenities, this is a rare opportunity to own a large family home in one of NW Calgary's most established communities.