



**84 EDENSTONE Way NW**  
**Calgary, Alberta**

**MLS # A2315241**



**\$2,298,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,622 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Front, Insulated, Oversized, S		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

<b>Heating:</b>	Central, Mid Efficiency, Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, See Remarks, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data		
<b>Inclusions:</b>	Dining Room table and chairs		

Welcome to Edenstone, one of Northwest Calgary's most coveted communities. This exceptional estate home offers over 5,100 sq. ft. of beautifully reimagined living space, all wrapped in an expansive open concept bungalow design. Professionally renovated in 2022, the interior showcases a comprehensive transformation, including freshly painted walls and ceilings, custom stained cabinetry, wide plank hardwood, a redesigned kitchen with a new island and countertops, fully remodelled bathrooms, an added half bath, new tile, updated plumbing fixtures, and the complete replacement of Poly B. Exterior enhancements completed in 2021 include a rebuilt deck with glass railing and striking black painted windows, trim, and doors—creating a modern, cohesive aesthetic. The result is a move in ready residence that blends timeless design with contemporary craftsmanship. Inside, the home features a neutral palette, rustic wide plank flooring, and dramatic black stained oak millwork, all accented by marble surfaces and elegant brass fixtures. This combination creates a refined yet warm atmosphere—truly a legacy home designed to be enjoyed for generations. The main level offers two bedrooms plus a dedicated office, all under a soaring hand trowelled vaulted ceiling. Large picture windows frame beautiful mountain views, filling the home with natural light. The fully developed walkout basement extends the home's versatility with a renovated 2 bedroom illegal suite, complete with a summer kitchen and full appliances—ideal for extended family or multigenerational living. An additional New York-style bachelor suite with a separate entry provides even more flexibility, easily converted into a games room, media lounge, or private teen retreat. Situated on a 75' x 160' walkout lot with no homes behind and an oversized triple car garage, this

property offers privacy, space, and an exceptional backdrop of mountain views. With its thoughtful renovations, functional layout, and rare lot size, this is truly a one of a kind home that must be seen to be appreciated.