



**GRASSROOTS**  
REALTY GROUP

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63 Edenstone Way NW  
Calgary, Alberta

MLS # A2321658



**\$1,650,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,233 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, Garage Door Opener, Heated Garage, Oversized		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, No Back Lane, Rectangular Lot, T		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Upstairs - 2nd Refrigerator / Downstairs - Refrigerator, Stove, Dishwasher, Hoodfan / Solar panels and system, Security system, Gas garage heater, 2 TV wall mounts

Get ready to be impressed by this incredible custom-built bungalow in sought-after Edenstone! Perfectly positioned on a prime corner lot, this large and truly unique home offers a rare blend of thoughtful design, quality upgrades, and everyday comfort. From the moment you arrive, the custom design and upgraded details set this property apart. The striking entrance draws your eye to the vaulted ceiling and skylight as well as the open floor plan with hickory hardwood floors that are throughout the main level. The living room is framed by lots of windows and flows nicely to the dining room. The kitchen is a knockout with a central island with induction cooktop, several Bosch appliances and 2 refrigerators. The cupboards wrap around the entire kitchen and are set off by granite countertops. An eating bar and breakfast nook compliment this functional chef's kitchen. The stunning family room is anchored by a cozy fireplace and features dramatic vaulted ceilings. Head out to the upper-level covered deck to enjoy the great outdoors and the expansive yard with new back fence and shed. The primary bedroom is tucked away in its own wing and is a generous size but still cozy and has 2 walk-in closets. Enjoy the soaker tub or hop in the separate shower in the ensuite. The main floor also has a second bathroom with an ensuite which is ideal for guests. A 2-piece bathroom and laundry room complete the main level living space. The lower walkout level is fully finished with 2 bedrooms, a family room and second living space with a fireplace. There is also a full kitchen, a large bathroom with double sinks and laundry. Another unique feature of the home is the sunroom with direct access outside that is great for an office, playroom, or a workshop as it also features a 240V pony panel. The utility room is where you will find the mechanics for the boiler system that was replaced in

2022. This in-floor heating system provides exceptional comfort and offers zone heating in virtually every room. The oversized heated garage has a 240V Pony Panel that can be used for EV Charging. Solar panels add major appeal with energy-conscious efficiency and long-term value. You'll love the generous layout, inviting living spaces (inside and out), and all the features of this over 4,000 square foot home. With its one-of-a-kind character, quality upgrades, and desirable location, this Edenstone bungalow is an opportunity you don't want to miss! [CLICK ON THE 'PLAY BUTTON' TO VIEW MORE PHOTOS, FLOORPLANS AND VIRTUAL TOURS OF THE INSIDE AND OUTSIDE OF THE HOME.](#)