



GRASSROOTS
REALTY GROUP

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84 EDENSTONE Way NW
Calgary, Alberta

MLS # A2338945



\$1,875,000

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

Heating:	Central, Mid Efficiency, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Marble, See Remarks	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, See Remarks, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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		
Inclusions:	N/A		

Rare real estate holding in Edgemont's highly coveted Edenstone community. This massive 2650 sq. ft. Open-concept bungalow seamlessly blends executive estate luxury with incredible multi-generational flexibility. The main floor offers a highly coveted dual-ensuite bedroom layout plus an independent powder room—perfectly customized for refined single-level living. Fully modernized in 2022/2023, the home features custom kitchen design, top-tier induction appliances, and fully upgraded structural plumbing (zero Poly-B). Step downstairs to a lower walkout designed for independent living. The walkout contains two distinct private quarters: a full 2-bedroom suite with premium appliance packages, plus an autonomous studio bachelor suite boasting private exterior entry. Positioned on a premier 75' x 160' lot with majestic west mountain views and no rear neighbors, this unique compound comes finished with a rare attached triple garage. Experience estate comfort with flexible multi-unit utility.