



GRASSROOTS
REALTY GROUP

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276 Edenwold Drive NW
Calgary, Alberta

MLS # A2265255



\$1,995,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,884 sq.ft.	Age:	1985 (40 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

Heating: In Floor, Forced Air, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: Clay Tile

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 2 Freezer Drawers, Built-in Coffee Machine, Second Washer & Dryer, Second Fridge in Basement, Freezer in Cold Room, Hot Tub, Tree House, Elan Smart Home System, Security Cameras, Attached TV Mounts

****Open House: Sun, Oct 19th 2 – 4PM**** Commanding attention with breathtaking mountain, city & foothill views, this exquisitely renovated executive residence delivers nearly 5,000 sq ft of developed living space designed for comfort, sophistication & seamless technology. Meticulously upgraded with over \$500,000 in premium enhancements, this luxury home combines modern innovation with timeless craftsmanship. A \$140K Elan Smart Home Automation system with CAT 5 wiring, integrated sound & full control from any device sets the stage for effortless living. The impressive open-to-above foyer introduces elegant flow through the vaulted living room, where a sleek gas fireplace sets a sophisticated tone. Oversized windows in the adjoining dining area frame endless west-facing vistas, while designer lighting creates a refined backdrop for entertaining. The chef's kitchen is a true centerpiece, blending luxury & function with granite countertops, high-end cabinetry, Sub-Zero & Wolf appliances, Miele built-in coffee maker, Asko dishwasher & an expansive island ideal for entertaining. A sunroom encased in glass brings the outdoors in, capturing panoramic ridge views year-round. This newly renovated space features heated floors & modern windows for year-round comfort, while patio doors extend living to the upper BBQ deck with glass railings & natural gas hookup for effortless entertaining. A stylish den with its own gas fireplace creates a serene home office. Completing the main level are a custom mudroom with storage lockers, laundry with ample storage & a sink & a handy powder room. Upstairs, a skylit hallway leads to the serene primary retreat where corner windows showcase sweeping views. A custom California Closet & spa-inspired 5-piece ensuite with in-floor heat, deep soaker tub, dual vanities & oversized rain shower enhance daily indulgence.

A second bedroom enjoys its own private 3-piece ensuite, while two additional bedrooms share access to another full bathroom. Gather in the rec room in the walkout basement & enjoy family movies & games nights. A luxurious guest suite features in-floor heating, a gas fireplace, 3-piece ensuite, walk-in closet & direct patio access creating a spa-like retreat. A dedicated gym & an additional full bathroom add flexibility, while a second laundry area & abundant storage enhance everyday convenience. Outdoor living shines with multiple spaces for relaxation & entertaining, including a hot tub deck for rejuvenating evenings, a covered patio from the walkout level & an expansive yard with a custom-built treehouse surrounded by unforgettable views. Additional highlights include a heated triple car garage with epoxy floors, built-in speakers on all three levels, upgraded Hunter Douglas blinds & a durable clay tile roof. Ideally positioned on the Edgemont ridge with quick access to Nose Hill Park, top-rated schools, shopping & transit, this home balances timeless design with modern luxury in one of northwest Calgary's most coveted locations!