



80 Edenstone Way NW
Calgary, Alberta

MLS # A2126748



\$1,575,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,504 sq.ft.	Age:	1990 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Heated Garage, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Environmental Reserve, No Neighbours Behind, Landscaped, Underground S		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Pool table and accessories, intercom in as-is condition, hot tub in as-is condition (was working when used last).		

Priced well BELOW the APPRAISED VALUE of \$1.7 million Nestled in the prestigious community of Edgemont, this CUSTOM BUILT EXECUTIVE HOME exudes luxury and sophistication. Boasting over 3500 square feet of meticulously crafted living space, this residence is a testament to exquisite design and attention to detail. As you step through the grand entrance, you are greeted by CATHEDRAL CEILINGS that soar overhead with GENUINE CRYSTAL CHANDELIER. The COFFERED CEILINGS lend architectural interest, while the CURVED OPEN RISER STAIRCASE guides you through the home with grace. The main level of the home offers a seamless flow between living spaces, with GAS FIREPLACES in both the formal living room and family room. A WOOD BURNING FIREPLACE in the WALKOUT BASEMENT adds a cozy touch, perfect for intimate gatherings or relaxing evenings at home. For those who require a dedicated workspace, a MAIN FLOOR OFFICE with built-ins and a closet offers versatility, doubling as a POTENTIAL ADDITIONAL BEDROOM if needed. GLASS FRENCH DOORS lead you through new spaces, allowing for natural light to shine through. Upstairs, the grand PRIMARY BEDROOM awaits, with sweeping MOUNTAIN VIEWS. A spacious reading nook provides the perfect spot to unwind, while a WALK-IN CLOSET offers ample storage. The 6-PC ENSUITE is complete with a JETTED TUB, separate shower, and DUAL VANITIES. The second and third bedrooms are very spacious and also boast mountain views. OPEN RAILING leads you to the fully FINISHED WALKOUT basement, where you'll enjoy the perfect combination of relaxation and entertainment. IN-FLOOR HEATING ensures comfort year-round, while a WET BAR and games area with a POOL TABLE provides the ideal setting for hosting guests. Two

additional bedrooms offer versatility, while the 4-PIECE BATH provides luxury and comfort with a JETTED TUB and STEAM SHOWER. A TRIPLE ATTACHED HEATED GARAGE allows for ample space for vehicles and storage, with HOT & COLD WATER TAPS for added convenience and STAIRS with direct access INTO THE BASEMENT. Situated on a west facing lot, BACKING ONTO A RAVINE, the home offers breathtaking VIEWS of the surrounding Rocky Mountains. Whether enjoying a quiet evening on the deck or entertaining guests, this EXECUTIVE HOME offers a lifestyle of sophistication in one of Edgemont's most COVETED LOCATIONS. There are too many features to list and this home must be seen to be truly appreciated!