



**319 Edenwold Drive NW  
Calgary, Alberta**

**MLS # A2161337**



**\$774,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,249 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Landscaped, Street Lighting, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** none

Welcome to 319 Edenwold DR NW - Nearly 2300 sq. ft. above grade and located just steps away from Edenstone Park Ridge with Valley and Mountain Views. Former CARDEL showhome and original owner - this home is a must see. Step inside to be greeted with a spacious front entrance and elegant custom designed curved staircase. Open floor plan and a home that features custom built-ins, wainscoting and beautiful wood burning fireplace. The dining room is an excellent place to host large get togethers with family and friends and opens onto the spacious living room with a great vaulted ceiling at the front of the home that looks onto the quiet street. Step into the kitchen to find loads of solid wood cabinets, stainless steel appliances and ample granite counter space. Breakfast nook with a huge window and double glass door overlooks the 2 tier deck and manicured backyard, which is perfect for families with young kids. The family room features a beautiful wood burning fireplace with custom built-ins. 2 piece bathroom, large laundry room compliment the main floor. Travel upstairs to find 3 spacious bedrooms, including a primary bedroom with a large walk-in closet and the 5 piece ensuite and a large 4 pc bathroom. Basement is clean and unspoiled and awaits your personal development. Recent upgrades include 2 high efficiency furnaces, Navian Hot water on demand, RO filtration system, water softener, asphalt shingle roof. So much potential awaits with this incredible home. A very short walk for kids to Edensone Park, Mother Mary Greene School and Edgemont Community Center. Several other nearby excellent schools, parks and shopping all found within a few minutes make this possibly the best deal in Edgemont.