



# 80 Edenstone Way Calgary Alberta

\$1,575,000

\*\*\*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 GARAG...

Primary Bedroom 22.08 Ft x 18.00 Ft

6pc Bathroom 15.58 Ft x 12.42 Ft

Bedroom 15.08 Ft x 11.00 Ft

Bedroom 14.92 Ft x 11.67 Ft

4pc Bathroom 11.00 Ft x 5.08 Ft

Living room 20.25 Ft x 12.83 Ft

Kitchen 19.83 Ft x 11.00 Ft

Office 14.25 Ft x 12.50 Ft

Family room 19.75 Ft x 22.67 Ft

Dining room 19.33 Ft x 14.42 Ft

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Listing Presented By:



Originally Listed by:  
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Mirror

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Great room 20.67 Ft x 17.08 Ft

Bedroom 16.92 Ft x 11.83 Ft

Bedroom 16.42 Ft x 11.33 Ft

4pc Bathroom 10.17 Ft x 7.75 Ft

Storage 11.42 Ft x 8.92 Ft

Breakfast 13.83 Ft x 12.67 Ft

Foyer 12.67 Ft x 10.67 Ft

2pc Bathroom 6.92 Ft x 5.00 Ft

Laundry room 9.92 Ft x 7.50 Ft