



47 Edenwold Crescent Calgary Alberta

\$689,900

First time offered in almost 30 years is this lovely family home, nestled on this quiet crescent within walking distance to Mother Mary Greene School & Nose Hill Park. This warm & inviting two storey enjoys 4 bedrooms + den, 3.5 bathrooms, sunny South backyard with deck & a host of improvements including windows, roof, appliances & furnace. Wonderful family-friendly floorplan featuring great-sized living room with bay window, separate formal dining room, cozy family room with wood-burning fireplace & eat-in kitchen with garden box window & upgraded stainless steel appliances including KitchenAid dishwasher (2016) & LG fridge (2021), LG microwave/hoodfan (2022) & LG stove/double oven - with lower convection (2022). Upstairs there are 3 bedrooms & 2 full bathrooms, highlighted by the primary bedroom with a wall of mirrored closets & ensuite with walk-in shower. The family bathroom was renovated in 2018 - with new vanity & tile flooring, Toto toilet, mirror & bathtub with tile surround & rainshower. A 4th bedroom & bathroom (renovated in 2022 with new flooring, shower & vanity) are in the lower level along with a partially finished rec room with 2 closets, storage room & laundry/utility area with sink, LG washer (new in 2019) & Whirlpool dryer. There's also a dedicated home office with French door on the main floor, across from the guest powder bath & large closet with roughed-in laundry. And for the sun worshipper & green thumb in the family, the South backyard is the perfect space to enjoy the great outdoors with its large deck (refurbished in 2020) with gas line & BBQ (included), patio area with firepit, raised garden beds & terraces. Among the many improvements & extras: new furnace (2012), Legacy Malarkey roof shingles (2013), hot water tank (2010), repainted exterior (2014) & trim (2024), lower retaining wall (2018), 220V & gas line behind the stove, "floating" ...

- 3pc Bathroom Measurements not available
 - Recreational, Games room 31.75 Ft x 14.67 Ft
 - Bedroom 12.33 Ft x 8.58 Ft
 - Storage 10.50 Ft x 5.58 Ft
 - Laundry room Measurements not available
 - 2pc Bathroom Measurements not available
 - Kitchen 14.25 Ft x 11.42 Ft
 - Family room 15.25 Ft x 11.58 Ft
 - Den 11.33 Ft x 7.92 Ft
 - 4pc Bathroom Measurements not available
 - 3pc Bathroom Measurements not available
 - Primary Bedroom 13.58 Ft x 10.92 Ft
- Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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Living room 16.83 Ft x 15.42 Ft

Dining room 11.42 Ft x 8.83 Ft

Bedroom 9.92 Ft x 8.67 Ft

Bedroom 9.83 Ft x 9.08 Ft