



# 109 Edith Villas Calgary Alberta

\$1,039,000

Welcome to this stunning house with LEGAL SUITE featuring House with a 10-foot main floor and a 9-foot basement foundation, 220 Volt charger in Garage, 7-bedrooms, 5-bathroom family home offering an expansive 3825 SqFt of living space, with LEGAL BASEMENT SUITE, Central Air conditioner. As you step through the elegant French front doors, you're greeted by an open foyer and a welcoming front living room. Across the hall, you'll find a main-level bedroom and a 3-piece bath with a walk-in shower--perfect for accommodating a large family or as a home office for those who work from home. The heart of the home is the chef's kitchen, featuring sparkling white quartz countertops, built-in stainless steel appliances, an electric cooktop, full-height cabinets, and a large center island with barstool seating. For more complex meal prep, take advantage of the spice kitchen, which includes a gas stove, range hood, and walk-in pantry. The open-concept layout connects the kitchen, dining area, and family room, making it ideal for entertaining. Natural light floods the space through large windows and a door that lead to a spacious deck and room for outdoor dining. The dining area is anchored by an electric fireplace, adding both style and warmth. Upstairs features 4 generously sized bedrooms, 3 bathrooms, a laundry room, a bonus area with skylight. The primary bedroom with a feature wall is a luxurious retreat, featuring a private 5-piece ensuite with a deep soaking tub, walk-in shower with bench seating, double vanity with a makeup counter, and a walk-in closet. Another bedroom with its own 3pc ensuite and a walk-in closet is perfect for big families. The other two generously sized bedrooms share a common bathroom, with one of the bedrooms featuring a convenient Jack and Jill layout. The upper level also includes a versatile bonus room and a convenient laundry room with ample sto...

3pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 8.67 Ft x 13.92 Ft

Bedroom 9.92 Ft x 12.92 Ft

Kitchen 8.42 Ft x 11.25 Ft

Recreational, Games room 15.00 Ft x 15.83 Ft

Furnace 10.67 Ft x 17.67 Ft

Other 6.58 Ft x 9.33 Ft

Kitchen 11.92 Ft x 15.67 Ft

Living room 12.92 Ft x 16.42 Ft

3pc Bathroom 5.00 Ft x 9.92 Ft

5pc Bathroom 11.50 Ft x 5.33 Ft

5pc Bathroom 11.42 Ft x 12.67 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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3pc Bathroom 4.92 Ft x 9.08 Ft

Bedroom 11.92 Ft x 9.67 Ft

Dining room 11.92 Ft x 9.42 Ft

Foyer 5.58 Ft x 10.50 Ft

Bedroom 11.33 Ft x 10.17 Ft

Bedroom 13.25 Ft x 15.25 Ft

Bedroom 11.42 Ft x 10.33 Ft