



# 56 Edendale Way Calgary Alberta

\$799,900

Welcome to the highly desirable NW community of Edgemont, where the current owners have lovingly cared for the home over the past 23 years! This expansive home offers over 3300 square feet of developed living space, providing ample room for both family living and entertaining. Upon entry, you are greeted with stunning hardwood floors, soaring vaulted ceilings, gorgeous wood panelling and updated skylights, filling the dining and living area with natural light. The spacious kitchen features a large, movable centre island, generous counter space, a walk-in pantry and an adjoining breakfast nook that seamlessly flows into the family room. Numerous windows throughout the kitchen and family room flood the space with an abundance of light, while built-in shelving and a cozy gas fireplace create a warm and inviting atmosphere. The main level also includes a versatile den, ideal for use as a home office or additional bedroom, as well as a convenient powder room. Upstairs, showcases a loft with built-ins and a serene primary retreat offers double closets and a four piece ensuite. Step outside onto a private balcony, where you can enjoy views of the peaceful backyard below. Two additional well sized bedrooms and a second full bathroom complete the upper level. The fully developed basement features a spacious games room with a pool table, a large den, a three piece bathroom and a laundry area. Additional storage is provided by a large utility room, ensuring plenty of space for all your needs. The outdoor space is equally impressive with a generously sized deck perfect for relaxation or entertaining, offering privacy and a tranquil setting. The backyard is ideal for gatherings and includes a storage shed for added convenience. Notable updates include, air conditioning on the upper floor, hot water on demand, garage door and front exterior door have been replaced, as well...

- Loft 12.17 Ft x 8.92 Ft
- Primary Bedroom 16.00 Ft x 14.83 Ft
- Bedroom 13.08 Ft x 10.92 Ft
- Bedroom 13.17 Ft x 8.83 Ft
- 4pc Bathroom 8.67 Ft x 5.67 Ft
- 4pc Bathroom 11.50 Ft x 5.42 Ft

- Den 13.42 Ft x 12.00 Ft
- Living room 15.58 Ft x 14.17 Ft
- Dining room 18.17 Ft x 9.67 Ft
- Kitchen 13.00 Ft x 12.00 Ft
- Breakfast 12.92 Ft x 10.75 Ft
- Family room 17.50 Ft x 13.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<https://marializotte.remaxmtnview.ca/>

### RE/MAX Realty Professionals

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Recreational, Games room 34.08 Ft x 12.08 Ft

Bedroom 10.25 Ft x 9.17 Ft

3pc Bathroom 9.17 Ft x 5.92 Ft

2pc Bathroom 7.67 Ft x 2.83 Ft

Laundry room 9.17 Ft x 5.33 Ft