

\$900,000 - 28 Edenstone View Nw, Calgary

MLS® #A2124694

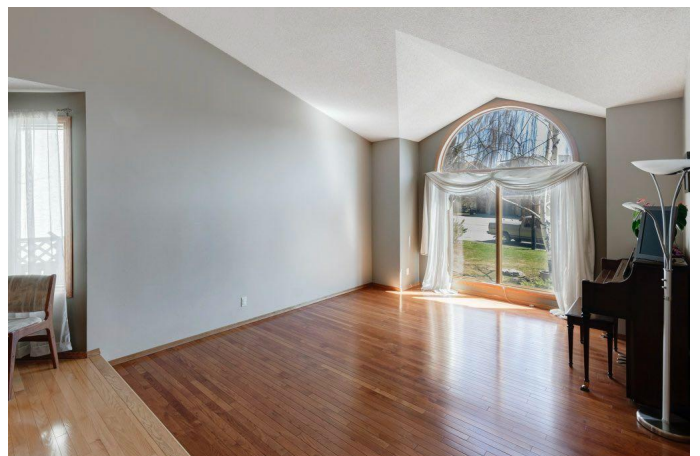
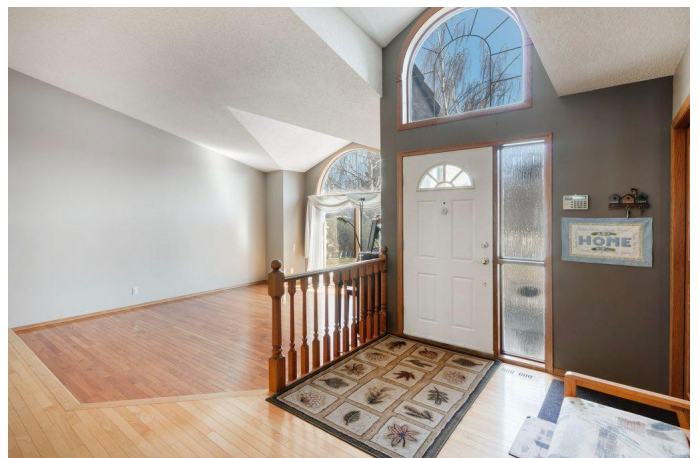
\$900,000

3 Bedroom, 4.00 Bathroom, 2,390 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Rare opportunity to own in "The Ridge" in Edenstone! This 2 storey, 4 bedroom, 4 bath home with 3800sqft, sits on one of the most prestigious streets of Edgemont. The main floor features a generous foyer, soaring vaulted ceilings, hardwood and slate flooring and plenty of oversized windows creating a bright and inviting atmosphere flooded in natural light, the main level also boasts 2 living rooms, 2 dinning areas and an office. The generous formal front living room and dinning room is a fantastic space for hosting elegant dinner parties, or cozy up by the fireplace with built in surround in the family room. The dinning nook off the kitchen is surrounded by large windows and is just the right size for casual family dinning. Access the cute private patio and backyard via the nook or from the bright garden doors in the family room. The kitchen provides ample cabinets and counter space for convenience and room when creating your culinary masterpieces, a centre Island and peninsula with a raised breakfast bar for extra seating, granite countertops, roll out pantry cabinet and built in appliances (cooktop, wall oven/microwave combo). The main level office could be used as an additional bedroom if needed as it does have a closet and large window. Head up the wide slate Center staircase to your new primary retreat where you can relax and unwind from the day, featuring a large walk-in closet, 5pc ensuite with double granite vanity, jetted soaker tub and striking glass/tile shower. You



will also find 2 more good sized bedrooms and a nicely renovated 3pc bathroom with a gorgeous glass/tile shower. The developed basement has another gas fireplace to cuddle up next to and is a great place for movie nights or just hanging out in the enormous rec room. There is a ton of space down here, along with an oversized 3pc bathroom and a flex room with built in shelves, which would make a great office or hobby room. As an added bonus there is a shiny new hot water tank down here. Overall this is a great price to be on such a desirable quiet street with great neighbours surrounding you. Take a 1 minute walk to the Edgemont lookout! For access to a vast green space for walking trails and the views of the mountains and city are just breathtaking! The exterior has lovely curb appeal, exposed aggregate driveway and sidewalks, decorative stamped concreted street, charming streetlight, low maintenance landscaping and irrigation with new interior controls. Although not brand new, it is worth mentioning that this home has updated triple pane windows, repainted stucco and long lasting rubber roof so the new homeowners do not need to consider these items for years to come.

Built in 1988

Essential Information

MLS® #	A2124694
Price	\$900,000
Sold Price	\$958,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,390
Acres	0.15
Year Built	1988

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Edenstone View Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Many Trees, Underground Sprinklers, Private
Roof	Rubber
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	April 27th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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