

**171 Edenvold Drive NW**  
**Calgary, Alberta**

**MLS # A2243619**



## \$916,800

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Edgemont               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,537 sq.ft.           | <b>Age:</b>   | 1985 (40 yrs old) |
| <b>Beds:</b>     | 7                      | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot, Views |               |                   |

|                    |                                                                  |                   |      |
|--------------------|------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl Plank                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Wood Frame                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |      |

**Inclusions:** Skylight stick

Welcome to this exquisite, fully renovated luxury bungalow offering about 3,000 sq ft of beautifully designed living space. Nestled on a spacious lot with an East-facing and lush green space, this home combines elegance, comfort, and functionality in an open-concept layout. //Main Floor Highlights: 2 Primary Suites, each with a private 3-piece ensuite 1 Additional Bedroom with a 4-piece bath Bright and spacious living room Elegant dining room and open office area Gourmet kitchen featuring quartz countertops and access to a sunlit breakfast/dining area // Basement Highlights (Separate Entrance): 4 Spacious Bedrooms, including a luxurious primary suite with a 4-piece ensuite Additional 4-piece bathroom for guests or family Fully equipped professional-grade kitchen Private laundry room //Exterior & Extras: Low-maintenance landscaping in both front and backyards Ideal for large families or multi-generational living Excellent investment potential with separate living quarters Whether you're looking for your dream home or a high-return investment, this property is good to live, good to invest!