



780-380-6207
 meghan@meghanrobinson.net

171 Edenvold Drive NW
 Calgary, Alberta

MLS # A2188395



\$989,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,542 sq.ft.	Age:	1985 (40 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Landscaped, Other, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

| 7 BEDS | 5 BATHS | Front Double Attached Garage | SUITED | SEPARATE ENTRANCE | Welcome to this newly renovated bungalow in the desirable community of Edgemont! This spacious 7-bedroom, 5-bathroom home offers modern finishes and thoughtful upgrades throughout. As you step inside, you're greeted by a skylight that fills the entrance with natural light. Large windows with zebra blinds really showcase the open-concept home, complemented with vinyl plank flooring. The large living space features a sleek fireplace and flows right into the kitchen, which features floor-to-ceiling cabinetry for ample storage, quartz countertops, and a large island. The main level has 3 bedrooms, 2 of which include their own 3-piece ensuites, as well as an additional 4-piece bathroom. The lower level offers 4 additional bedrooms, including one with a 3-piece ensuite, plus another 4-piece bathroom. The lower level also features its own separate kitchen, laundry, and entrance for privacy. This home includes a front double attached garage for your convenience. Located close to Nose Hill Park, schools, shopping, and more. Call your favourite agent for a showing today!