



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**171 Edenwold 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!