

# 343 Edenwold Drive NW



Custom built four bedroom two storey on a quiet part of the drive offering easy access to schools and a nearby park with mountain views. Hardwood floors, fabulous ceiling details, formal dining.



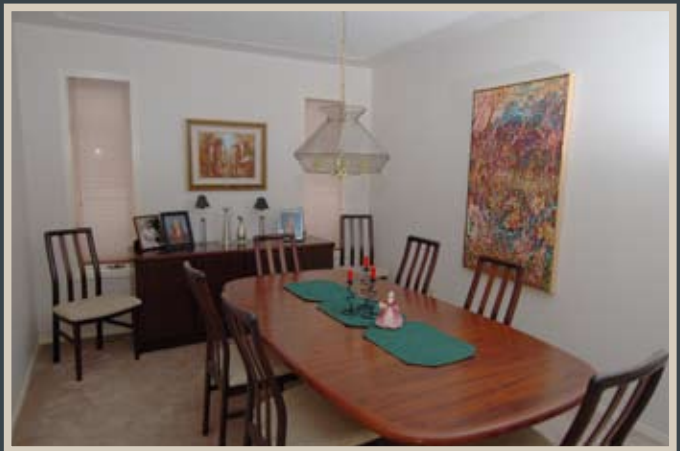
*Ellyn Mendham &  
Tom Westcott*  
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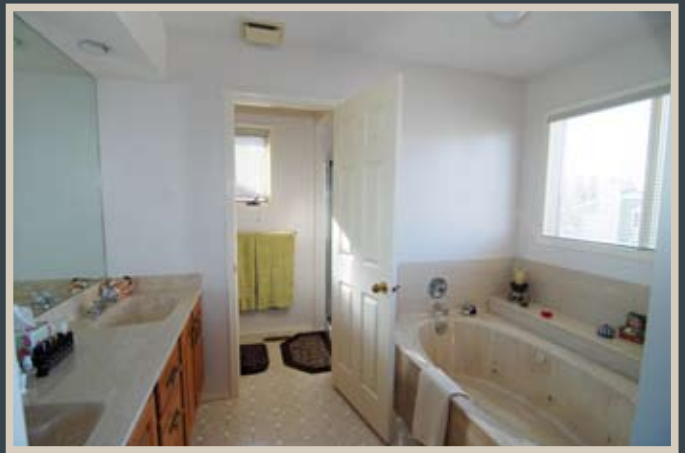
The living room is light and bright thanks to a south facing bay window and soaring cathedral ceilings. The dining room has a lovely inner decorated window which opens the formal space.



This great kitchen offers loads of cupboard and counter space, 4 appliances, and a sink with plant window overlooking the back yard. There's a large nook with patio doors to the huge double deck. Adjoining family room is warmed by a gas fireplace.



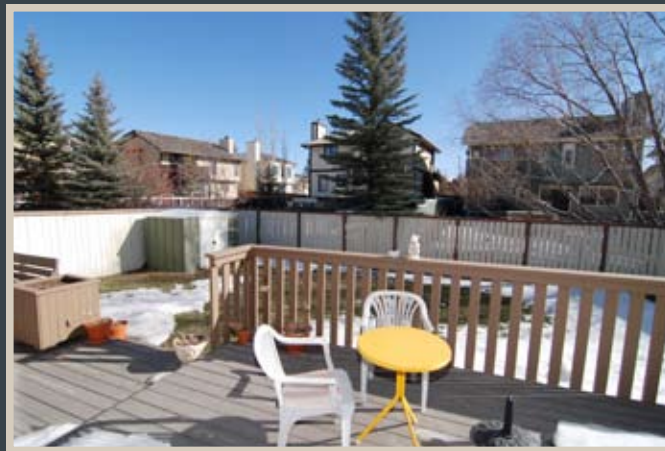
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The master suite offers a 5 piece bath and huge walk-in closet.  
Peek out the window for a view of the mountains!



The fully finished basement is the perfect spot for teens, guests or a nanny. There is a great rec room with a wet bar with fridge and dishwasher, a small office, a bedroom with 4 piece "cheater" ensuite.



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<i>Address</i>	<i>343 Edenvold Drive NW,</i>			<i>Price</i>	<b>\$489,900.</b>
<i>District</i>	<i>Edgemont A461</i>			<i>Mortgage</i>	<i>Clear Title</i>
<i>Salesperson</i>	<i>Ellyn Mendham &amp; Tom Westcott</i>				
<i>Phone</i>	<b>403-259-4141</b>				
Lot	45.86X108.26	Ext Fin	Stucco/Brick	<i>RPR / Year</i>	1999
Landscap	Yes	Heating	2 F.A.	<i>Compliance / Yr</i>	1999
Fenced	Yes	Flooring	Carpet, Hardwood,	<i>Zoning</i>	R -C1
Style	2 Storey Split	Home Size	2211(205.4) s.f.	<i>Taxes 2009</i>	\$2,398
Age	1986	Fireplace	1 - Gas in F.R.	<i>L. I. Levy</i>	<i>None Noted</i>
Living Rm	17' X 12'	Family Rm	15'6"X12'6"		
Dining Rm	13'7"X9'11"	Den	Lower Office		
Kitchen	11'9"X10'8"	Laundry	8'6"X8'6"	<i>Rooms</i>	8/ 4
Nook	12'8" x 10'			<i>Possession</i>	30 Days/May 31, 2010

Bathrooms 3.5) Main: 4 Piece, Master: 5 Piece, Lower: 4 Piece, 2  
Bedrooms 4) 15'6"X11'9", 10'2"X9'8", 11'6"X10'6", 9'9"X9'2"  
Basement Fully Finished: Rec Room with Wet Bar, Office, Guest Bedroom, 4 Piece Bath, Storage  
Garage Double Attached, Drywalled, Heated, Opener and Two Controls  
Included Refrigerator, Built-in Dishwasher, Electric Stove, Hoodfan, Garburator, Garage Door Opener & 2 Controls, Washer, Dryer, Microwave, Lower Fridge, Lower Dishwasher, Water Softener, Alarm System Hardware, Central Vacuum System and All Attachments, All Window

*Remarks* Custom built four bedroom two storey on a quiet part of the drive minutes from schools and a nearby park with stunning mountain views. Features galore: hardwood floors, fabulous ceiling details, formal dining room, huge kitchen, great mainfloor laundry/mudroom, attached, heated double garage, two level deck in lovely fenced yard, fully finished basement offering a rec room with wet bar,office, guest bedroom, four piece "cheater" ensuite - all perfect for teens, guests or a nanny.

Owner **P. MacGregor** Appointments **Lister** Leni **CBS**

Listed by: **RE/MAX Realty Professionals**

**Deposits to Listing Company - Listing company to do Conveyancing**

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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