

104 Edgedale Drive NW
Calgary, Alberta

MLS # A2165990



\$775,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,043 sq.ft.	Age:	1980 (44 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Greenbelt		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Granite Counters, No Smoking Home, Sauna, Wet Bar		

Inclusions: Infrared Sauna

Welcome to the family friendly community of Edgemont located in NW Calgary. You will see the pride of ownership and curb appeal of this well maintained home that has a walkout basement leading to large beautifully landscaped yard. Out the front door and across the street the home looks onto greenspace. There are a total 4 bedrooms and 4 bathrooms in the home and there have been many upgrades over the years including windows (2011), roof (2013), water tank (2018) and a new electrical panel in 2011. The main living areas of the home have hardwood flooring with the stairs and the basement having carpet and vinyl plank. There are formal living room and dining rooms, and a functional updated kitchen with separate breakfast nook. The family room with a cozy gas fireplace, laundry and half bathroom complete the main floor. Plus you have easy access to your large attached oversized heated garage with plenty of shelving and storage and just off the kitchen there is access to a large deck with stairs to your pristine backyard. The upper level has a large primary bedroom with a 3-piece ensuite and generous walk-in closet. 2 additional bedrooms, one being used as an office and a 4-piece main bathroom to complete the upstairs. The lower level has a bedroom with walk-in closet, additional 2-piece bathroom, plenty of storage, as well as a large recreation room with wood burning fireplace, wet bar and the convenience of walking right into the backyard, where there is RV parking with a separate gate. The community of Edgemont has numerous schools, is close to shopping, amenities, transit, walking trails, tennis, playgrounds and easy access to many roadways. Do not miss out, come have a look at this beautiful property and Welcome Home!