

**43 Edgewood Place NW**  
**Calgary, Alberta**

**MLS # A2186178**



**\$689,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,775 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Primary Downstairs, Quartz Counters, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to 43 Edgewood Place &ndash; in the heart of the desirable community of Edgemont, this 4-level split home boasts over 1,770 SQFT, across 4 bedrooms and 3 full bathrooms above the ground level. Vaulted ceilings on the main floor and a large oversized bow window, skylight that lets plenty of natural light into the living room and dining room. A sizable kitchen comes with the nook, quartz countertop, portable island & overlooking to a private backyard with a snow apple tree. A southwest facing patio is accessible off the dining room for seasonal entertaining. The primary bedroom comes with 1-4 pce ensuite with Jetted tub. There are 4 shutters (upper ones are motorized) in this beautiful home.. Third level developed an extra bedroom, 1-3 pce bathroom, and a sunroom with the City permit, off a large family room with gas fireplace & bookshelves besides. A developed large recreation room in the fourth level has egress windows with shutters. This level is good for any exercise like Yoga, table tennis, social gathering or even setting up the theatre etc... Tons of storage area in the crawl space .....This property is a must see given location tucked away on a quiet Cul-De-Sac with mature trees around, and desirable schools, parks and bus stops nearby.. Most windows and patio doors have been recently upgraded (2018), the shingle updated in 2010, the sunroom built in 2020, the kitchen and the entrance floor upgraded in 2022. Heated double attached garage, private backyard and a back lane as added bonus! Book your private showing today!