



208 Edgedale Way Calgary Alberta

\$499,900

Welcome to this warm & inviting home located on this quiet crescent across from a 3.8 acre park in the highly-desirable family community of Edgemont. Same owner for 40+ years, this fully finished 3 bedroom bi-level is bathed in natural light & features 2 full bathrooms & 2 skylights, eat-in kitchen & fantastic covered deck in the lovely backyard. Available for quick possession, this terrific home is perfect for the first-time homeowner, & has a great-sized living room with wood-burning fireplace & bay window with built-in seat, spacious dining room & bright kitchen with skylight, lots of cabinet space & the appliances includes stainless steel Whirlpool stove. Both of the main floor bedrooms have super closet space & they share a full bath with skylight. The lower level is finished with a huge 3rd bedroom, another full bath, large rec room area & laundry plus loads of extra space for storage. Backyard is fully fenced & landscaped, with garden areas & the fabulous covered deck...the ideal space for enjoying the great outdoors, entertaining or simply just relaxing. Improvements over the last 10 years include new living room bay window (2021), furnace (2015), hot water tank (2020), both skylights (2020) & the retaining wall, back fence & stairs in the backyard. Top-notch location within walking distance to bus stops & neighbourhood shopping, John Laurie Park & Edgemont Disc Golf Course, Edgemont Athletic Club & only minutes to the Superstore, schools & easy access to Dalhousie Station LRT, major shopping centers, University of Calgary & downtown. (id:6769)

4pc Bathroom Measurements not available

Recreational, Games room 21.42 Ft x 15.58 Ft

Bedroom 19.50 Ft x 11.58 Ft

Laundry room 7.17 Ft x 2.83 Ft

4pc Bathroom Measurements not available

Living room 16.42 Ft x 13.67 Ft

Dining room 11.00 Ft x 9.25 Ft

Kitchen 12.75 Ft x 9.58 Ft

Primary Bedroom 12.08 Ft x 11.00 Ft

Bedroom 15.42 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:

Royal LePage Benchmark

<http://www.kirbycox.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca