



260 Edcath Place Calgary Alberta

\$750,000

Nearly 2300 sq. ft. above grade and located in a quiet cul-de-sac, this home is a must see. Step inside to be greeted with a spacious front entrance and open floor plan and a home that features substantial upgrades such as warm hardwood floors, custom built-ins, wainscoting and beautiful built-ins throughout much of the home. The spacious front entrance, with a custom built in bench is an excellent place to greet your guests as they enter. The dining room is an excellent place to host large get togethers with family and friends and opens onto the spacious living room at the front of the home that looks onto the quiet street. Step into the kitchen to find loads of solid wood cabinets, stainless steel appliances and ample counter space for kitchen gatherings. Perfect for families with the window looking onto the backyard, which is perfect for families with young kids. The breakfast nook area opens onto the beautiful newly built back deck and backyard with loads of mature trees that provide excellent privacy and a poured concrete patio area. The family room features a beautiful wood burning fireplace with custom built-ins and a side wet bar as well. The main floor also features a main floor office/ den area. Travel upstairs to find 3 spacious bedrooms, including a primary bedroom with a large walk-in closet and the 5 piece ensuite. Two more spacious bedrooms upstairs, plus a 4 piece bath for the kids. Downstairs is partially finished, with an updated sump pump and has incredible potential to add another family room, bathroom, bedroom & still have loads of space for storage. Freshly painted throughout, with new carpets throughout the main and second floors. The roof has also been recently replaced. So much potential awaits with this incredible home. A very short walk for kids to the Mother Mary Greene School, with a path at the end of the cut-de-sac to the green space ...

Primary Bedroom 18.00 Ft x 12.00 Ft

5pc Bathroom 13.58 Ft x 6.58 Ft

Bedroom 12.67 Ft x 9.58 Ft

Bedroom 13.75 Ft x 8.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Laundry room 11.50 Ft x 9.33 Ft

Kitchen 11.17 Ft x 10.83 Ft

Dining room 11.00 Ft x 10.92 Ft

Breakfast 11.67 Ft x 8.33 Ft

Family room 19.58 Ft x 17.67 Ft

Foyer 5.75 Ft x 4.83 Ft

Den 10.58 Ft x 10.42 Ft

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See

Mirror

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Living room 15.00 Ft x 13.92 Ft

2pc Bathroom 5.58 Ft x 5.33 Ft