



## 4 Edgedale Court Calgary Alberta

\$499,900

Beautiful community of Edgemont!! Cheerful, cozy and bright describe this 1200 sq ft 3 bedroom, 1.5 bath 2 storey home! You and your friends and family will enjoy the timeless red brick wood burning fireplace in your living room. Everyone will assemble in your dining area at one end of the generously sized kitchen! Morning sun is enjoyed along with your coffee at the "eating counter" or on the adjacent back deck. There are ample kitchen cabinets. Pantry storage and counter space abound. New cabinet and door hardware is seen throughout the home. Tough wearing bamboo laminate floors are seen in living room. Relax at noon in the backyard, in the shade of the apple tree. Enjoy the afternoon and evening sun from the west facing front porch. A nicely upgraded 1/2 bath "powder room" is found on the main floor. Upstairs are 3 well proportioned bedrooms, with ample closet space. There is a hallway linen closet as well. Paint refreshed in upper 4 piece bath, as it recently was in main floor 1/2 bath and kitchen. Cabinets, doors and trim re-painted throughout. New cabinet hardware and doorknobs also replaced throughout the home. Carpets have just been steam cleaned on top and lower floors. Basement laundry room can double nicely as a hobby room/sewing room or as a place to wax your skis!! The rec room has some nicely integrated built in shelves to keep you organized. There is a "flex room" bonus area at the foot of the stairs as well. The water softener is a nice feature in the home, as is the 3 yr old HW tank. The mid-efficient furnace is well maintained. Heat ducts were cleaned in 2022. Roof on upper main section had shingles replaced 3 yrs ago with Class 4 hail resistant category. back porch roof done at same time with 25 year shingles. Roof shingles above front porch done 7-8 yrs ago. Back deck railings have just been neatly re-painted and deck surface re-coated. There i...

Primary Bedroom 13.83 Ft x 10.25 Ft

Other 7.08 Ft x 4.92 Ft

Bedroom 10.33 Ft x 9.75 Ft

Bedroom 10.92 Ft x 8.42 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Recreational, Games room 17.67 Ft x 8.67 Ft

Laundry room 9.50 Ft x 7.50 Ft

Furnace 11.83 Ft x 4.33 Ft

Living room 14.83 Ft x 13.08 Ft

Kitchen 10.25 Ft x 10.17 Ft

Foyer 8.08 Ft x 3.83 Ft

Dining room 10.25 Ft x 8.92 Ft

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**Mirror**

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Other 9.50 Ft x 7.50 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft