



4 Edgeland Close Calgary Alberta

\$575,000

Ready for a Quick Possession! This wonderful walkout townhome backs onto the scenic Edgemont Area 2 Off-Leash Dog Park, connecting to additional green spaces like AREA 1 Off-Leash Park and Hawkwood Ravine across Sarcee Trail, each offering well-maintained pathways. Conveniently located in Edgemont, you'll enjoy easy access to fantastic community amenities such as the Edgemont Community Centre and the Edgemont Athletic Club, as well as nearby schools, parks, shopping, and other conveniences.

Walkout Basement The fully finished walkout basement includes a cozy corner fireplace snuggled into the park and direct access to a private patio—perfect for relaxing and taking in the surroundings. This level also includes a laundry area with a front-load washer and dryer. Vacuu Flo with attachments.

Main Floor The main floor welcomes you with a clear view of the park and flows from back to front, starting with a dining area that comfortably seats six. The spacious living room, complete with a second fireplace, features large patio doors and windows opening onto a balcony which offers a gas line, ideal for patio furniture and overlooking the green space. The kitchen, overlooking the dining area, offers plenty of cabinets and generous counter space. This floor also includes a renovated 2-piece bathroom.

Upper Level The upper level is bright and refreshing, featuring three bedrooms. The primary bedroom offers large windows with views of the park, a renovated 5-piece ensuite, and a walk-in closet. Two additional bedrooms are located at the front of the home and share a renovated 4-piece bathroom.

Updates & Community Perks This townhome has been updated over the past 10 years with windows (excluding patio doors), a garage door, most flooring including hardwood on the main floor, paint, lighting, appliances, and three renovated bathrooms. Additional features include a High-Efficiency Lenox ...

Primary Bedroom 20.33 Ft x 14.92 Ft
 Other 11.42 Ft x 5.75 Ft
 5pc Bathroom 10.50 Ft x 10.58 Ft
 Bedroom 13.58 Ft x 10.58 Ft
 Bedroom 9.83 Ft x 10.00 Ft
 4pc Bathroom 5.08 Ft x 10.58 Ft

2pc Bathroom 5.50 Ft x 8.42 Ft
 Furnace 12.92 Ft x 8.42 Ft
 Foyer 8.42 Ft x 8.17 Ft
 Kitchen 12.00 Ft x 9.83 Ft
 Dining room 11.92 Ft x 10.58 Ft
 Living room 13.17 Ft x 20.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Recreational, Games room 25.42 Ft x 20.42 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft