



46 Edgebank Circle Calgary Alberta

\$858,800

This fabulous renovated 2 story split home is located on a quiet circle street in the heart of Edgemont, most sought-after community in NW of Calgary. 5-6 Minutes walking distance to top ranking Edgemont Elementary School, Community Center and Ravine trails, 20-minute walk to Tom Baines Middle School, 3-minute walk to the nearest bus station with one school bus to Top Ranking Sir Winston Churchill with IB program and one bus to Dalhousie C-train Station. Open the front door, you will be greeted by a nice foyer, beautiful stairs with handrails leading to the second floor, the left side is the living room with vault ceiling, a big northwest facing bay window, a big side window and a dining or office area with southeast facing large window towards the backyard; the right side is a 2-pc powder room and a laundry room with a closet leading to the Garage; behind is a thoroughly renovated (2023) kitchen, it features a large island with breakfast eating area, quartz countertops, tons of white cabinets, stainless steel appliances, and a coffee sitting area with a large bay window. One Kitchen door leads to access the large new southeast facing deck to enjoy the barbecue time with family in the summer, a family room boasts a brick faced gas burning fireplace, built-in bookshelves. Walk along the stairs with solid hardwood floor to the second floor. The second floor provides a spacious southeast facing master bedroom with a large bay window and a 5-pc ensuite; another two good size bedrooms and a 4-pc bathroom. Fully finished walkout basement with a large recreation room with a wet bar, a living room, the 4th and 5th bedroom, the third 3-pc bathroom. The backyard is full of beautiful mature trees, shrubs, and lots of flowers. This surrounding fenced lot provides a good sense of privacy and security and the back lane is good for RV or for future legal suite parking. Updates in...

Primary Bedroom 50.30 Ft x 39.37 Ft

Bedroom 42.65 Ft x 36.65 Ft

Bedroom 42.65 Ft x 27.07 Ft

4pc Bathroom 41.83 Ft x 28.71 Ft

4pc Bathroom 39.11 Ft x 22.15 Ft

Recreational, Games room 94.88 Ft x 71.10 Ft

4pc Bathroom 29.00 Ft x 22.15 Ft

Furnace 38.29 Ft x 26.00 Ft

Living room 61.25 Ft x 42.39 Ft

Office 49.21 Ft x 33.07 Ft

Kitchen 38.81 Ft x 59.61 Ft

Dining room 52.23 Ft x 44.03 Ft

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

Listing Presented By:



Originally Listed by:
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See

Mirror

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Bedroom 42.65 Ft x 36.65 Ft
Bedroom 42.65 Ft x 27.07 Ft

Laundry room 25.16 Ft x 24.05 Ft
2pc Bathroom 15.85 Ft x 13.68 Ft