



REALTOR®



49 Edgeland Close Calgary Alberta

\$570,000

Spacious 3 bedroom townhouse ideally located just steps from the extensive ravine pathway system and environmental reserve and mere minutes to major shopping districts and to several schools including U of C. Plenty of parking in the insulated and drywalled double attached garage or on the private driveway. Inside this quiet sanctuary is ample space for you and your young family to grow. The massive living room invites relaxation with grand vaulted ceilings, a wood-burning fireplace with a gas starter and great built-ins to display your treasures. The kitchen is a great layout featuring stainless steel appliances, tons of cabinets and a dining area that leads to the back deck encouraging a seamless indoor/outdoor lifestyle. Retreat at the end of the day to the huge primary bedroom and feel spoiled daily thanks to the custom walk-in closet and luxurious 5-piece ensuite - no more fighting over the sink. Take a rejuvenating dip in the jetted soaker tub at the end of a long day. A second large bedroom, another full bathroom and convenient laundry are also on this level. A ton more versatile space awaits in the finished basement with a rec room for movies and games nights, a third bedroom for older children or guests, another full bathroom and loads of storage. Spend the warm weather unwinding or hosting barbeques on your sunny west-facing deck backing onto soaring trees. This wonderful community is nestled against Nose Hill Park, has the largest number of parks and playgrounds of any Calgary neighbourhood plus is home to 3 schools and numerous transit options. Absolutely an incredible location for this bright home within an outstanding complex! (id:6769)

Living room 18.42 Ft x 25.75 Ft

Kitchen 14.00 Ft x 15.83 Ft

Laundry room 5.67 Ft x 9.42 Ft

Primary Bedroom 17.83 Ft x 14.08 Ft

Bedroom 14.67 Ft x 13.33 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 15.83 Ft x 15.17 Ft

Furnace 16.58 Ft x 15.17 Ft

Bedroom 11.58 Ft x 20.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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