



36 Edgemont Estates Road Calgary Alberta

\$649,946

36 Edgemont Estates Road NW | Rare Opportunity With NO CONDO FEES! | Absolute Perfection & Prestigious Sought After Location In Edgemont | Meticulously Updated With Custom Open Tread Stairs & Many More Upgrades | Two-Storey Split Townhome With Fully Developed Basement & Oversized (23'4" x 25'4") Double Attached Garage | Perched On a Ridge With Unobstructed Views Of The Mountains | Plus A View Of The Downtown City Skyline From 2nd Bedroom | Gorgeous Main Level Living Room Boasts A Beautiful Wood Burning Fireplace, Vaulted Ceilings & Large Patio Doors To The East Deck Which Flood The Home With Natural Light | Main Floor Den With Floor To Ceiling Mirrors | Fabulous New Kitchen With Ample Storage & Island With Breakfast Seating | Adjoining Dining Room Comfortably Fits Family & Friends With Patio Doors Leading Out To A Large West Exposed Deck Overlooking The Beautifully Landscaped Back Yard & Mountain Views | Upper-Level Features Two Generously Sized Bedrooms | Luxurious Primary Bedroom Complete With Spacious 4 PCE Ensuite & Oversized Closet | Edgemont Is One Of The City's Largest Residential Districts, Sprawling Over 6.6 Square Kilometers With The Largest Number Of Parks, Walking & Cycling Trails & Playgrounds Of Any Neighbourhood In The City Of Calgary | Conveniently Accessed By Several Main Routes & Public Transit For Easy Transportation To Anywhere In The City | Multiple Amenities Within Edgemont Itself, PLUS Major Shopping Centres Like Crowfoot, Beacon Hill (Costco), & Market Mall Just Minutes Away | Close Proximity To Excellent Schools: Tom Baines Junior High, Edgemont Elementary School, HD Cartwright School & Mother Mary Greene School, As Well As Sir Winston Churchill Designation | Easy Access To LRT, University of Calgary, Foothills & Children's Hospital & An Easy Drive To Downtown | Great Access To The Calgary Ring Road Which Can Easily Take You Out Of The C...

- Recreational, Games room 20.17 Ft x 13.08 Ft
- Laundry room 8.92 Ft x 6.58 Ft
- Furnace 16.75 Ft x 9.25 Ft
- Other 7.17 Ft x 2.50 Ft
- Living room 15.25 Ft x 12.50 Ft
- Den 11.75 Ft x 9.33 Ft
- 2pc Bathroom 6.42 Ft x 5.08 Ft
- 4pc Bathroom 8.92 Ft x 6.42 Ft
- 3pc Bathroom 9.67 Ft x 8.75 Ft
- Bedroom 14.83 Ft x 13.33 Ft

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

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.dericburton.com/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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Kitchen 13.00 Ft x 12.33 Ft

Bedroom 13.75 Ft x 9.25 Ft

Dining room 13.25 Ft x 10.08 Ft