



## 203 Edgeland Road Calgary Alberta

\$669,999

Welcome to this beautifully maintained home offering 1,736 sq ft of total developed living space in the sought-after community of Edgemont. Thoughtfully updated and designed for comfort, this residence blends timeless charm with functional living. Step inside to find hardwood floors and a bright, open layout, with large windows that flood the living and dining areas with natural light. The kitchen is a true highlight--featuring quartz countertops, ample cabinetry, and a cozy breakfast nook, perfect for everyday meals or casual entertaining. The primary suite offers serene backyard views and a luxurious ensuite complete with an oversized walk-in shower, additional rain head, and four invigorating body sprays. Two additional bedrooms and a beautifully finished 4-piece bathroom with custom vanities and a glass-enclosed soaker tub/shower combo complete the upper level. The walkout basement is warm and inviting with a spacious family room, wood-burning brick fireplace, wet bar, and a 2-piece bathroom. From here, access the private, beautifully landscaped backyard featuring multi-level decks, patio space, and mature trees, ideal for outdoor dining, entertaining, or peaceful relaxation. Nestled in the corner is an ultra-therapeutic spa, covered for year-round enjoyment. The lower basement offers extra convenience with storage areas, laundry room, and utility space, making organization and functionality effortless. Recent upgrades include: o Roof (2020) o New fridge, electric range & oven, over-the-range microwave, and hot water tank (2024) o New washer (2023) Located in a well-established neighbourhood with access to top-rated schools, parks, and amenities, this home is a true blend of comfort and lifestyle. Don't miss the chance to make this inviting Edgemont property your next home--schedule your private showing today! (id:6769)

3pc Bathroom 6.08 Ft x 5.92 Ft  
 4pc Bathroom 8.58 Ft x 5.00 Ft  
 Bedroom 9.00 Ft x 9.83 Ft  
 Bedroom 12.00 Ft x 13.25 Ft  
 Primary Bedroom 14.50 Ft x 14.92 Ft  
 2pc Bathroom 5.75 Ft x 5.50 Ft  
 Other 6.08 Ft x 8.50 Ft  
 Family room 18.17 Ft x 27.83 Ft

Laundry room 8.50 Ft x 9.00 Ft  
 Storage 21.33 Ft x 10.67 Ft  
 Storage 4.75 Ft x 4.75 Ft  
 Furnace 6.25 Ft x 7.42 Ft  
 Breakfast 6.33 Ft x 9.75 Ft  
 Foyer 11.58 Ft x 6.50 Ft  
 Kitchen 8.92 Ft x 12.08 Ft  
 Living room 21.33 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX First



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca