



## 248 Edgevalley Way Calgary Alberta

\$900,000

Openhouse Sunday August 31, 1:30 to 3:30pm. Welcome to this stunning and exceptionally spacious WALK-OUT BUNGALOW, offering over 1,871 sq. ft. ROOF(2011 AND IT WILL LAST 50 YEARS AND MORE THAN 30 YEARS LIFE TIME IS STILL LEFT)on the main level and more than 3700 sq. ft. of developed living space and an impressive lot size of approximately 7,000 sq. ft! This bright and open home is filled with natural light, featuring a large living room with expansive windows, a generous kitchen with a big breakfast nook, and beautiful ravine views overlooking Simons Valley. The fully developed walk-out basement provides incredible space and offers suite with a potential of legalizing with city approval, perfect for extended family or future rental opportunities. With a total of 5 spacious bedrooms and 3 full bathrooms, this home easily accommodates families of all sizes. Quality finishes include classic oak detailing throughout, while the oversized double attached garage adds convenience and extra storage. Situated in a fantastic location, close to schools, shopping centers, transit, and all amenities, this property combines comfort, functionality, and potential. Don't miss this rare opportunity to own a home of this size and caliber with a walk-out basement and spectacular views! (id:6769)

4pc Bathroom 7.50 Ft x 5.00 Ft  
Bedroom 22.17 Ft x 14.33 Ft  
Bedroom 13.58 Ft x 9.67 Ft  
Kitchen 12.83 Ft x 12.25 Ft  
Laundry room 13.50 Ft x 7.50 Ft  
Office 12.75 Ft x 12.67 Ft  
Recreational, Games room 22.08 Ft x 29.00 Ft  
Storage 7.75 Ft x 9.42 Ft  
Furnace 9.17 Ft x 6.75 Ft  
4pc Bathroom 8.33 Ft x 5.08 Ft

4pc Bathroom 9.00 Ft x 7.83 Ft  
Bedroom 13.92 Ft x 12.25 Ft  
Bedroom 10.50 Ft x 9.75 Ft  
Breakfast 19.75 Ft x 7.75 Ft  
Dining room 19.42 Ft x 10.50 Ft  
Foyer 5.92 Ft x 6.58 Ft  
Kitchen 19.75 Ft x 14.42 Ft  
Living room 14.25 Ft x 19.50 Ft  
Laundry room 2.92 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



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