



## 58 Edgevalley Close Calgary Alberta

\$750,000

Welcome to this well maintained bungalow in a super quiet location backing onto green belt in the desirable community of Edgemont in NW Calgary. The exterior of the home has been recently updated with Hardie board siding, new shingles, soffits, fascia, eavestroughs, a new garage overhead door, and new windows on the south side of the house. The south-facing backyard is a gardener's paradise featuring professional landscaping with a large deck, patio, wooden garden boxes, and an extensive retaining wall creating spacious flower gardens. Inside, the home is bright and inviting, with vaulted ceilings and a bank of south-facing windows across the back of the house. These windows flood both the kitchen on the main floor and the professionally developed family room below with natural light. The main floor offers two spacious bedrooms, while the third bedroom is located downstairs (note: the window is not egress-sized). The primary bedroom boasts a luxurious ensuite bath with a jetted tub, a separate shower, and a walk-in closet. A convenient main floor laundry room is located just off the double attached garage. The basement provides ample storage space and great potential for further development, with a bathroom already roughed in. Edgemont is a fantastic community with close proximity to many popular destinations, including being within walking distance to Nose Hill Park. It's just a 10-minute drive to Market Mall, 15 minutes to the University of Calgary, and 20 minutes to both Foothills Hospital and SAIT. Additionally, there's easy access to major roadways and public transit. Don't miss the opportunity to make this fantastic property your new home! (id:6769)

Bedroom 12.00 Ft x 17.33 Ft

Recreational, Games room 32.92 Ft x 21.83 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

4pc Bathroom 10.08 Ft x 9.42 Ft

Bedroom 10.08 Ft x 12.42 Ft

Dining room 10.67 Ft x 5.83 Ft

Kitchen 21.58 Ft x 13.00 Ft

Laundry room 6.33 Ft x 8.83 Ft

Living room 16.42 Ft x 20.25 Ft

Primary Bedroom 12.00 Ft x 13.58 Ft

Listing Presented By:



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