



## 79 Edendale Crescent Calgary Alberta

\$640,000

**\*\*OPEN HOUSE: 1-3 Sat Nov 2, 2023\*\*** Fabulous 4-bedroom 2.5 bathrooms 4 Level split single family in a quiet street in the most desired neighborhood Edgemont. Over 1800sqft living space. 5 minutes walk distance from Edgemont School. Showing true pride of ownership, offers over 1850 sqft of developed living space. Freshly refinished maple hardwood floors carry through the living space which begins with a spacious front living room with large windows overlooking the scenic front yard trees. The adjoining dining room accommodates 2 bright windows, and you'll love the bright kitchen featuring plenty of story space and access to the large backyard deck! Upstairs is host to three bedrooms including a king-sized master boasting a 4pc ensuite and dual closets. A second full bathroom completes the upper level. Down a few steps is the walkout level which features a large family room with a cozy wood-burning fireplace, a fourth bedroom, a 3pc bathroom, and laundry. You'll appreciate the convenience of direct yard access! The basement level offers a great space for a future gym, hobby room, or storage. Ceramic tile for all bathrooms, carpet in all bedrooms. The separate entrance door opens to the maturely landscaped yard. Newer furnace, new dishwasher. Walking distance to Schools: 5 minutes to Edgemont School (Elementary), 10 minutes to Mother Mary Greene School, and 20 minutes to Tom Baines School (junior high). Nearby is Sir Winston Churchill High School (Senior high school). 10 minutes working distance to the largest urban natural park - Nose Hill Park. A must-see. Call your realtor today. (id:6769)

Bedroom 2.90 M x 3.18 M

Family room 5.59 M x 4.40 M

2pc Bathroom Measurements not available

Dining room 3.89 M x 2.57 M

Kitchen 3.86 M x 2.46 M

Living room 3.79 M x 3.81 M

Primary Bedroom 3.68 M x 3.99 M

Bedroom 2.64 M x 3.18 M

Bedroom 3.96 M x 2.80 M

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
HOMECARE REALTY LTD.

<http://www.homecarerealty.com>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)