



39 EDGEWOOD Place Calgary AB

\$495,000

Fully Finished Walkout 4 level split with over 2200 sq. ft. of living area. This unique 3+1 Bedrms, 3 Full Baths Home nestled in Quiet Cul-de-sac offers sunny SW Backyard & Tons of Natural Light, Central A/C & Open Design great for Entertaining, Gleaming Hardwood Floors & Newer Carpet throughout Main Level, Elegant & Bright Living Room with Fireplace, Access to Full-Width Balcony & Beautiful Views, Formal Dining Room, Great Kitchen w/ Newer Flooring & Breakfast Nook w/ Bay Windows, Huge Master Bedrm w/ Walk-in Closet & 4 pc Luxurious Ensuite with Skylight, 2 Extra Bedrms on Main next to the Newly Renovated 3 pc Main Bath w/ Oversized Shower. Professionally Dev. 3rd Level Walkout w/ Family Rm, 2nd Fireplace leading to private to Backyard, Laundry Rm & Full Bath. 4th Level offers a Rec. Rm & 4th bedrm. Roof was replaced in 2013, 2 Newer Furnaces & Ample of Storage. Amazing Landscaping with Mature Trees and low-maintenance perennial garden, Extensive Brick Patio perfect for All Outdoor Activities.



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