

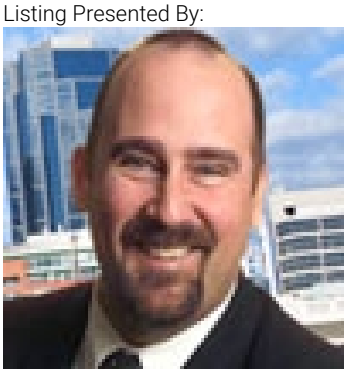
# 11 Edgemont Rise Calgary Alberta

$888,000

Our sellers are pleased to present an AMAZING UPDATED HOME IN EDGEMONT'S PHASE ONE ON A 9000 SQ FT LOT. Efficiently designed to maximize living space and function this home also has VALUE ADDED with the recent updates that set the stage for a MOVE IN READY HOME. The bright open Living Room features newer flooring and windows and showcases the neutral paint palette throughout the home. An L-shaped Living/Dining Room combination opens up gathering spaces for larger and or more intimate gatherings. A STUNNING KITCHEN welcomes you with white cabinetry OVERLAID WITH GLEAMING QUARTZ COUNTERS and an eat up island for casual dining. A STAINLESS STEEL APPLIANCE PACKAGE complements this wonderful kitchen. Overlooking the family sized Great Room your family will enjoy the cozy wood burning fireplace framed in ledgestone and built ins. A new patio door leads to the expansive rear yard with a PRIVATE REAR DECK equipped with a gas-line for your outdoor entertaining. The side entrance boasts a side door, multiple closets, MAIN FLOOR LAUNDRY, and an updated 2 PC POWDER ROOM. A fourth bedroom rounds out the main floor. (currently used as an office). Upstairs the spacious primary bedroom boasts a double closet plus a private 3 pc en-suite bath. Two more bedrooms are set near the four piece upper bath. The lower level is developed with a massive recreation area and a 3 pc bath which includes a GORGEOUS SAUNA. The open lower level leaves plenty of room to add an additional bedroom if desired. This home was smartly planned to allow for a very large storage space; allowing plenty of space for seasonal items. RECENT UPDATES INCLUDE: CONCRETE TILE ROOF, NEWER LAMINATE FLOORING ON MAIN, NEWER KITCHEN PLUS NEWER STAINLESS APPLIANCES, NEWER GARAGE DOOR/EXPOXY FLOORING IN GARAGE, EXTERIOR AND INTERIOR RECENTLY PAINTED, REAR DECK UPDATED, 6" GUTTERS INSTALLED, ONE NEW HI EFFICI...

3pc Bathroom 6.92 Ft x 5.42 Ft
Recreational, Games room 23.83 Ft x 20.25 Ft
Storage 5.42 Ft x 4.50 Ft
Furnace 26.25 Ft x 21.67 Ft
2pc Bathroom 6.75 Ft x 4.92 Ft
Living room 17.00 Ft x 14.83 Ft
Bedroom 9.67 Ft x 9.75 Ft
3pc Bathroom 8.67 Ft x 7.33 Ft
4pc Bathroom 8.83 Ft x 5.00 Ft
Bedroom 11.17 Ft x 9.00 Ft


Listing Presented By:



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Dining room 11.92 Ft x 9.00 Ft

Family room 16.58 Ft x 11.50 Ft

Kitchen 18.42 Ft x 11.50 Ft

Bedroom 11.17 Ft x 10.00 Ft

Primary Bedroom 14.25 Ft x 11.58 Ft