

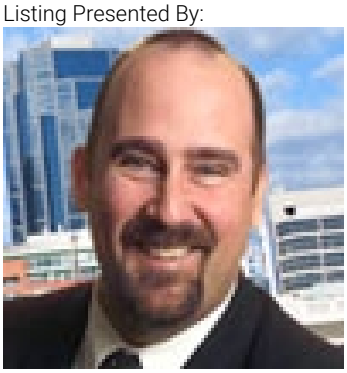
117 Edgeridge Terrace Calgary Alberta

$479,900

GORGEOUS- WARMTH & ELEGANCE await in this beautifully maintained and UPGRADED "upper terrace BUNGALOW style townhome". Gleaming hardwood floors in the main living areas and stairs, with the two bedrooms carpeted. Throughout the main level the 9 ft ceilings with crown mouldings add elegance and openess to the space. Lovely open concept on the main level and south facing windows flooding this area with natural light. The Seller recently invested over $22K in re-designing and enlarging the KITCHEN ISLAND adding quartz counter tops & new backsplash. Further recent upgrades included a HIGH EFFICIENCY FURNACE in 2025, newer WASHER/DRYER and a very practical MURPHY BED. You will also appreciate the classy looking kitchen cabinets and endless counter space. The second bedroom could act as a office or spare bedroom with the Murphy bed and walk in closet. The primary bedroom is very spacious and private, walk in closet and 4 piece ensuite bath. The main 4 piece bath is situated steps away from the second bedroom. Separate laundry room eliminates the hallway laundry options and keeps everything tucked away. The cozy gas fireplace keeps the main living area toasty warm on cold winter days and the two separate covered decks give seating options for the warm summer nights-gas hook up for the BBQ is practical. The double attached OVERSIZED garage has a newer EPOXY FLOOR ($5K)and there is excellent STORAGE in the garage and under the steps. Enjoy fresh air and beautiful nature with an extensive PATHWAY system in the ravine that goes for miles. Quick access to major roadways and shopping. EXCELLENT VALUE HERE!! (id:6769)

Foyer 8.00 Ft x 8.00 Ft
Primary Bedroom 12.58 Ft x 15.08 Ft
Great room 15.50 Ft x 15.00 Ft
Dining room 9.83 Ft x 8.17 Ft
Kitchen 9.50 Ft x 14.08 Ft
Bedroom 12.67 Ft x 12.75 Ft
4pc Bathroom 5.08 Ft x 9.67 Ft
4pc Bathroom 9.08 Ft x 5.08 Ft

Listing Presented By:



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