



# 180 Edgevalley Circle Calgary Alberta

\$975,000

PRIDE OF OWNERSHIP SHINES IN THIS WALK-OUT STUNNER in the highly sought-after Edgevalley area, walking distance to the school. This original owner's home has been meticulously cared for and shows pride of ownership from top to bottom. You enter the home to soaring ceilings with a curved staircase overlooking your vaulted living room and formal dining room as you make your way to the back of this estate home. The amazing space in the family room, complete with a fireplace, breakfast nook, and a spacious kitchen with granite tops and stainless appliances. A main floor office space and a dedicated laundry room complete this great main floor layout. Upstairs you'll find 3 well-sized bedrooms and two full baths, including a primary suite with a dedicated tub and shower and a well-thought-out walk-in closet. The lower level does not disappoint with a 4th bedroom, another full bath, and a complete ILLEGAL SUITE with full kitchen, family room with a 2nd fireplace & built-ins with access to your walkout south-facing back yard. The storage shed under the deck is a great place for all the toys, a corner-lot RV PARKING space, and lots of room for the kids to run around and play, making this a dream backyard for families. Landscaping is on point on this quiet street, walking distance to the public school down the road and opportunities like this don't come around too often. This one is a must-see!!! (id:6769)

Family room 17.00 Ft x 10.17 Ft  
Recreational, Games room 17.17 Ft x 13.50 Ft  
Bedroom 14.92 Ft x 11.08 Ft  
Kitchen 15.58 Ft x 8.67 Ft  
Storage 11.42 Ft x 8.75 Ft  
4pc Bathroom 7.75 Ft x 5.50 Ft  
Kitchen 13.17 Ft x 12.17 Ft  
Other 13.58 Ft x 9.33 Ft  
Living room 15.17 Ft x 11.58 Ft  
Dining room 13.42 Ft x 12.75 Ft

Family room 16.50 Ft x 13.33 Ft  
2pc Bathroom 7.92 Ft x 3.17 Ft  
Office 12.33 Ft x 10.25 Ft  
Laundry room 9.00 Ft x 5.17 Ft  
Foyer 13.58 Ft x 6.92 Ft  
Primary Bedroom 16.67 Ft x 15.17 Ft  
5pc Bathroom 15.25 Ft x 11.08 Ft  
Bedroom 15.92 Ft x 9.08 Ft  
Bedroom 14.58 Ft x 9.42 Ft

Listing Presented By:



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