



## 37 Edgeford Way Calgary Alberta

\$579,900

DOUBLE ATTACHED GARAGE!! 1900+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! LOCATED IN SOUGHT AFTER EDMONTON!! Step inside to a bright main floor featuring brand new LVP flooring and baseboards, a spacious living area with a cozy fireplace and large window, and a well appointed kitchen with new countertops and flooring alongside ample cabinetry. The dining area is perfect for family meals, and a beautifully updated 2pc bath completes this level. At the back, you'll find access to the double attached garage for added convenience. Upstairs offers new LVP flooring throughout, 3 bedrooms and 2 baths, including a PRIMARY BEDROOM WITH 4PC ENSUITE as all bathrooms on the main and upper floors have been tastefully updated, while the other two bedrooms share another 4pc bath. The fully finished basement includes a bedroom, 3pc bath, laundry area, generous rec room, and wet bar with the potential to be easily illegally/legally suited (subject to City approval). Situated close to shopping, parks, schools (Tom Haines and Churchill), UNIVERSITY OF CALGARY, and EDMONTON ATHLETIC, this home blends comfort with unbeatable convenience! (id:6769)

Bedroom 13.25 Ft x 7.42 Ft  
Bedroom 10.08 Ft x 11.58 Ft  
4pc Bathroom 4.92 Ft x 7.50 Ft  
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Primary Bedroom 9.75 Ft x 17.00 Ft  
Bedroom 10.50 Ft x 8.92 Ft  
Furnace 5.83 Ft x 8.67 Ft

Recreational, Games room 15.33 Ft x 17.83 Ft  
3pc Bathroom 5.42 Ft x 7.25 Ft  
Laundry room 4.58 Ft x 7.33 Ft  
Living room 19.92 Ft x 12.92 Ft  
Dining room 8.25 Ft x 11.33 Ft  
Kitchen 10.92 Ft x 8.08 Ft  
2pc Bathroom 4.92 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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