



## 43 Edgewood Place Calgary Alberta

\$699,900

Welcome to 43 Edgewood Place - in the heart of the desirable community of Edgemont, this 4-level split home boasts over 1,770 SQFT, across 4 bedrooms and 3 full bathrooms above the ground level. Vaulted ceilings on the main floor and a large oversized bow window, skylight that lets plenty of natural light into the living room and dining room. A sizable kitchen comes with the nook, quartz countertop , portable island & overlooking to a private backyard with a snow apple tree . A southwest facing patio is accessible off the dining room for seasonal entertaining. The primary bedroom comes with 1-4 pce ensuite with Jetted tub. There are 4 shutters ( upper ones are motorized ) in this beautiful home.. Third level developed an extra bedroom, 1-3 pce bathroom, and a sunroom with the City permit, off a large family room with gas fireplace & bookshelves besides. A developed large recreation room in the fourth level has egress windows with shutters. This level is good for any exercise like Yoga, table tennis , social gathering or even setting up the theatre etc... Tons of storage area in the crawl space .....This property is a must see given location tucked away on a quiet Cul-De-Sac with mature trees around, and desirable schools , parks and bus stops nearby.. Most windows and patio doors have been recently upgraded (2018), the shingle updated in 2010 , the sunroom built in 2020 , the kitchen and the entrance floor upgraded in 2022. Heated double attached garage, private backyard and a back lane as added bonus! Book your private showing today! (id:6769)

3pc Bathroom 2.90 M x 2.90 M  
 Bedroom 3.98 M x 3.07 M  
 Family room 4.05 M x 5.48 M  
 Recreational, Games room 3.86 M x 6.57 M  
 Dining room 4.19 M x 2.99 M  
 Kitchen 4.49 M x 3.73 M

Living room 4.27 M x 5.47 M  
 4pc Bathroom 2.17 M x 2.18 M  
 2pc Bathroom 2.42 M x 2.20 M  
 Bedroom 3.16 M x 2.98 M  
 Bedroom 3.47 M x 3.02 M  
 Primary Bedroom 4.70 M x 3.16 M

Listing Presented By:



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 RE/MAX Real Estate (Mountain View)

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**RE/MAX Realty Professionals**

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