



49 Edgeland Close Calgary Alberta

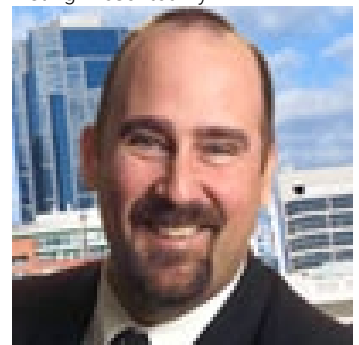
\$749,000

Spacious 3-Bedroom Townhouse with Modern Upgrades and Spa-Like Bathrooms Welcome to your dream home! This newly renovated 3-bedroom townhouse offers the perfect blend of modern living, ample space, and a serene location. Situated minutes from major shopping districts and top schools, including the University of Calgary, this property is a rare find in a peaceful and family-friendly neighborhood. Property Highlights: Spacious Rooms Throughout: Every room in this home is designed with comfort and functionality in mind, offering plenty of space for your family to grow and thrive. Brand New Appliances: Enjoy a fully upgraded kitchen with modern, stainless steel appliances that are both stylish and functional. Gorgeous Kitchen: A thoughtfully designed kitchen with ample cabinet space, stunning countertops, and a dining area that seamlessly connects to the back deck, perfect for indoor/outdoor living. Newly Renovated Interior: Featuring new flooring, modern trim, and a fresh design throughout, this home is move-in ready with no detail overlooked. Poly B Plumbing Removed: A major upgrade! Outdated Poly B plumbing has been fully replaced with modern piping for long-term peace of mind. Additionally, all water lines have been updated, and a new hot water tank has been installed for reliability and efficiency. Massive Living Room: Vaulted ceilings and a cozy wood-burning fireplace with a gas starter create the perfect atmosphere for relaxation. Built-in shelving adds both functionality and charm. Primary Retreat with Spa-Like Ensuite: The primary bedroom features a custom walk-in closet and an indulgent 5-piece ensuite. Pamper yourself in the luxurious jetted soaker tub, perfect for unwinding after a long day, or refresh with dual sinks and a spacious shower. Massive Bonus Room in the Basement: Perfect for a home theater, playroom, or games room, this bonus space adds incredible versat...

- Recreational, Games room 15.75 Ft x 15.83 Ft
- Furnace 16.58 Ft x 15.83 Ft
- 4pc Bathroom 7.58 Ft x 4.92 Ft
- Bedroom 17.08 Ft x 11.42 Ft
- Foyer 12.33 Ft x 6.25 Ft
- Living room 25.33 Ft x 16.17 Ft
- Dining room 10.58 Ft x 6.00 Ft
- Pantry 3.00 Ft x 2.33 Ft
- Primary Bedroom 14.25 Ft x 13.92 Ft
- Other 9.25 Ft x 4.33 Ft
- 5pc Bathroom 9.33 Ft x 8.17 Ft
- Laundry room 9.33 Ft x 5.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
First Place Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Kitchen 15.75 Ft x 7.92 Ft

Other 8.08 Ft x 4.00 Ft

Bedroom 14.50 Ft x 10.92 Ft

4pc Bathroom 10.75 Ft x 4.92 Ft