

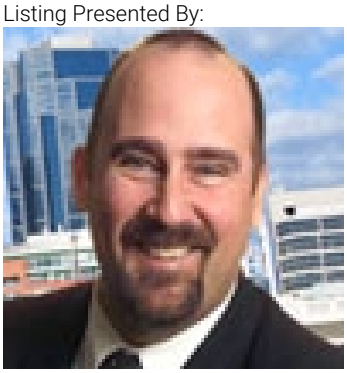
52 Edgeland Road Calgary Alberta

$699,900

First-time offered in over 30years is this lovely split-level home here in the highly-desirable family community of Edgemont. Walking distance to 2 off-leash dog parks & the tennis courts, this fully finished 4-level split enjoys 3 bedrooms & 2.5 bathrooms, oversized 2 car garage, eat-in oak kitchen, loads of storage space & is available for quick possession...all on this wonderful 0.18 acre pie shaped lot with mature trees & lots of room for the kids to play. With over 2300sqft of living space spread over 4 levels, you will just love the family-friendly design of this custom-built home with its eye-catching living room with dramatic floor-to-ceiling windows & vaulted ceilings, open to the formal dining room making this space just perfect for entertaining. The oak kitchen has excellent cabinet & counter space, tile floors & a spacious dining nook with access out to the backyard deck. Upstairs there are 3 great-sized bedrooms & 2 full bathrooms; the primary bedroom has 2 mirrored closets, views of the backyard & ensuite with granite counters & tile floors. The 3rd level is finished with a huge family room with wood-burning fireplace, wet bar & powder room. Laundry/furnace room is on the 4th level along with a massive crawlspace & access into the oversized garage with its own crawlspace for more storage space. The backyard is fenced & landscaped, complete with deck & gate to the back lane. Additional features include the sunny Southeast-facing balcony off the living room, Hunter Douglas blinds & new hot water tank @ 2017. Dynamite location just minutes to all neighbourhood parks & schools, Edgemont Superstore complex, Edgemont Athletic Club & bus stops, plus easy access to major roadways giving you a quick commute to popular Northwest Calgary amenities & hotspots, major retail centers & hospitals, LRT, University of Calgary & downtown. (id:6769)

4pc Bathroom Measurements not available
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Primary Bedroom 12.83 Ft x 12.75 Ft
Bedroom 10.92 Ft x 9.58 Ft
Bedroom 10.92 Ft x 8.50 Ft
2pc Bathroom Measurements not available
Family room 24.33 Ft x 22.83 Ft
Laundry room Measurements not available
Living room 19.17 Ft x 14.50 Ft
Dining room 11.58 Ft x 10.17 Ft
Kitchen 10.75 Ft x 9.42 Ft
Other 9.42 Ft x 7.33 Ft

Listing Presented By:



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