



## 7 Edcath Court Calgary Alberta

\$1,075,000

Discover the perfect blend of urban elegance, and tranquility in this beautiful, fully renovated 3+1 bed, 3 bath bungalow with over 2800sqft of living space nestled on a quiet cul-de-sac. Step inside to a spacious and inviting open floor plan, highlighted by a stunning floor-to-ceiling fireplace that warms both the living and dining rooms. The kitchen features custom cabinetry, high-end appliances, and ample counter space. With a master bedroom that boasts a huge closet and spa ensuite with an amazing steam shower! Additional 2 bedrooms with built in desks, and 4 pc bath complete the floor. The lower level is the ultimate entertaining space, with a large bedroom, full bathroom, and a cozy second living area complete with a wet bar and fireplace. Completed in 2022, the full professional renovation includes high-end finishes, custom-built cabinetry throughout, new windows, and a brand-new deck with a hot tub, making this home a true gem. Additional features include a huge storage room, intentional built-in storage throughout, new hot water tank, new rear fence and a heated garage. This property offers a serene retreat with a west-facing, private, and meticulously landscaped yard. Located just blocks from Nose Hill Park, this home backs onto a path leading to schools, parks, and nearby ridges. It offers easy access to major routes while remaining nestled in a peaceful neighbourhood. This home offers privacy, modern upgrades, and a beautiful location. Don't miss your chance to make it yours! (id:6769)

3pc Bathroom 7.17 Ft x 4.25 Ft

Other 4.00 Ft x 11.33 Ft

Bedroom 21.08 Ft x 11.25 Ft

Laundry room 4.67 Ft x 9.50 Ft

Recreational, Games room 17.00 Ft x 28.50 Ft

Storage 13.08 Ft x 18.25 Ft

Furnace 7.42 Ft x 5.50 Ft

4pc Bathroom 10.08 Ft x 7.25 Ft

4pc Bathroom 12.17 Ft x 13.92 Ft

Bedroom 11.83 Ft x 10.33 Ft

Bedroom 10.83 Ft x 10.33 Ft

Dining room 8.83 Ft x 9.50 Ft

Kitchen 14.67 Ft x 15.67 Ft

Living room 16.08 Ft x 12.17 Ft

Primary Bedroom 16.50 Ft x 10.00 Ft

Other 4.67 Ft x 10.92 Ft

Listing Presented By:



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CIR Realty

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**RE/MAX Realty Professionals**

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

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