



# 92 Edith Gate Calgary Alberta

\$679,900

Welcome to this stunning 3-bedroom, 2.5-bath home featuring an open-concept main floor perfect for modern living. The heart of the home is the gourmet kitchen, complete with high-end finishes, stainless steel appliances, and ample counter space, making it ideal for both casual meals and entertaining guests. The spacious bonus room offers extra living space, perfect for a home office, playroom, or media room. The fully developed basement by the builder includes an illegal one-bedroom suite that is already rented for \$1,300/month, providing a fantastic mortgage helper or investment opportunity. Located just 5 minutes from all essential amenities and with quick access to Stony Trail, this home offers convenience and lifestyle in one package. Don't miss out on this incredible opportunity! This property won't last long. Grab it before it's gone. (id:6769)

Primary Bedroom 10.58 Ft x 15.50 Ft  
Bedroom 9.08 Ft x 10.67 Ft  
Bedroom 9.33 Ft x 12.83 Ft  
Family room 13.58 Ft x 15.08 Ft  
3pc Bathroom 7.83 Ft x 7.25 Ft  
4pc Bathroom 4.92 Ft x 8.00 Ft  
Bedroom 11.75 Ft x 11.75 Ft

Kitchen 14.50 Ft x 10.33 Ft  
4pc Bathroom 5.33 Ft x 8.25 Ft  
Recreational, Games room 11.75 Ft x 6.58 Ft  
Living room 14.83 Ft x 15.33 Ft  
Kitchen 12.92 Ft x 12.25 Ft  
Dining room 12.92 Ft x 11.33 Ft  
2pc Bathroom 5.08 Ft x 5.33 Ft

Listing Presented By:



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