

Calgary/Edgemont 31 Edendale CR NW \$599,800

Detached

Style: 2 Storey

Bedrooms: Above: 3 / Ttl: 4

Bathrooms: Full: 3 / Half: 1

Rooms Above: 10

Floor Area: 187 SqM / 2,014 SF

Year Built: 1982

Taxes: \$3,803 / 2016

Possession: 60 Days negotiable







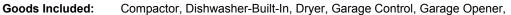








Well-maintained 2-storey home close to excellent schools and boasting an exceptional location in Edgemont on a quiet street with west-facing back yard. Ample size for a growing family, impressive foyer with porcelain tile and hardwood flooring, large windows and vaulted ceilings in the family room, spacious open concept kitchen with granite counter-tops overlooking the living room and balcony/patio that lead to the large back yard. The second floor is home to the master bedroom with 4-piece en-suite, and hardwood floors that continue onto the landing at the top of the stairs, plus 2 good sized bedrooms and a full bathroom. The walk-up basement is fully developed and has new carpet and paint, as well as a good sized bedroom and recreational space plus a walk-up entrance to the backyard. Two new furnaces and new shingles in 2013 – home is move-in ready!



Garburator, Microwave Hood Cover, Oven-Built-In, Refrigerator,

Stove-Electric, Washer, Window Coverings-All

Features: Balcony, Deck, No Animal Home, No Smoking Home, Patio, Porch,

Programmable Thermostat, Swirlpool Bath (Jacuzzi), Vaulted Ceiling

Parking: Enclosed: 2 Total: 4 Double Garage Attached

