



Tao Guo
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Calgary/Edgemont

6 EDGEWOOD DR NW

\$399,900

Semi Detached

- Style:** Bi-Level
- Bedrooms:** Above: 3 / Ttl: 5
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 6
- Floor Area:** 97 SqM / 1,042 SF
- Year Built:** 1979
- Taxes:** \$1,972 / 2014
- Possession:** 03/31/2014 Negotiable



Open House Sat. Feb. 8th 2:30 to 4:30. Bright contemporary home in Edgemont with no condo fees and loads of renovations. Over 2000sq feet of development. Very open floor plan with large great room, bamboo flooring, wood burning fireplace and some newer windows. Gorgeous new kitchen with white cabinets, integrated dishwasher, under counter lighting and instant hot water. Main floor master with 2 piece ensuite and walkout to your private deck. Two other full baths that have also been renovated. Fully developed lower level featuring large windows and open layout including rec room and two additional bedrooms, one with his and hers walk-in closets with built-ins. Newer high efficiency furnace and hot water tank. New oversized garage with extra work space and higher ceiling. Close to schools, playground, parks, World Heath Club and public transportation.

- Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener-2 Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings-All
- Features:** Deck, No Smoking Home
- Parking:** Enclosed: 1 Total: 1 Single Garage Detached, Over Sized
- Amenities:** See Remarks

