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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!

- Goods Included:** Compactor, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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

