

\$664,800 - 16 Edgeland Crescent Nw, Calgary

MLS® #A2080214

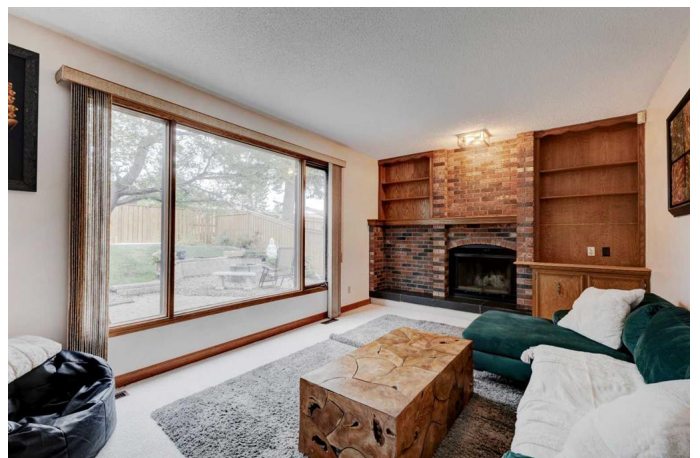
\$664,800

3 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

HOME SWEET HOME! Calling all investors and home buyers looking for a perfect family home in the coveted NW community of Edgemont! This upgraded, fully finished 2 storey home offers 3 bedrooms, 4 bathrooms, 2, 829+ SQFT of exquisite living space throughout, extensive pride of ownership, a double attached garage and an unbeatable location on a spacious beautifully manicured lot on a quiet, family-oriented crescent. Heading inside you will be impressed by the seamless open concept layout with a sun drenched family room complimented by a cozy wood burning, brick fireplace with a built-in cabinet with a mantle, a formal dining area, 2 piece vanity bathroom, foyer, laundry room, large living room and the sophisticated kitchen with classy black cabinetry, black granite countertops, center island with a convenient breakfast bar, pantry and stainless steel appliances. Upstairs you will find two generous sized bedrooms, a 4 piece bathroom and the magnificent master bedroom that could easily accommodate a king sized bed with wall to wall closet space and an elegant 3 piece ensuite bathroom. The fully developed basement features a recreation room with a pool table perfect for entertaining and hosting guests with a rustic wet bar, den with a spa/hot tub, 2 piece bathroom and tons of storage space. Additional features include two furnaces, a double attached garage with additional driveway parking and a huge, fully fenced and wonderfully landscaped backyard



with a paved stone patio, firepit and lots of perennials. Close to all major amenities including Edgemont's popular ravine system/pathways, Nose Hill Park, shopping, public transportation, schools and major roadways. This home is a MUST VIEW, book your private viewing today!

Built in 1983

Essential Information

MLS® #	A2080214
Price	\$664,800
Sold Price	\$656,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,869
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Edgeland Crescent Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4C3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2023
Date Sold	November 16th, 2023
Days on Market	58
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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