

\$899,900 - 87 Edgevalley Circle Nw, Calgary

MLS® #A2111477

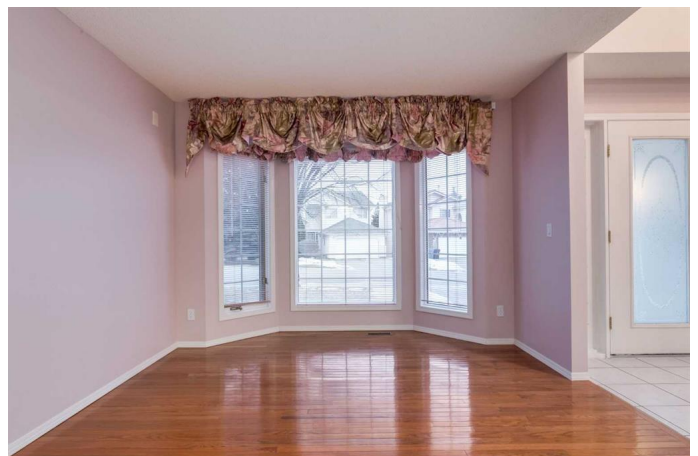
\$899,900

5 Bedroom, 4.00 Bathroom, 2,426 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

RARE Triple Attached Garage 4 bedroom up home located on a great street in the sought after community of Edgemont. This two storey home features 3,681sqft of living space on a great size lot with mountain views. Featuring a main floor with beautiful hardwood and tile flooring throughout, an updated kitchen with brand new white appliances, new quartz countertops, refinished cabinets, an island with extra storage space and a side prep station or utility desk. Open concept with a large living room with gas fireplace and breakfast nook with access to a rear deck and large backyard. Front formal living room and dining room, main floor den that could be used as a bedroom, 3pc bathroom and main floor laundry with a sink. Go up the grand staircase to the upper floor which features the large primary bedroom with walk-in closet and 4pc ensuite bathroom with soaker jetted tub, separate shower and new quartz countertops. Three other great sized bedrooms and a full 4pc bathroom with quartz counters. The basement is fully finished with a huge family/recreation room, a fifth bedroom(non Egress window), a 3pc bathroom, a flex room and plenty of storage. Other features and upgrades include fresh paint throughout, exposed aggregate driveway, large windows throughout bringing in great natural light and mountain views from the upper level. Located just steps away from Edgemont School, greenspaces and just minutes from restaurants, shopping and major transportation routes. Don't miss out on



this opportunity. Make your private showing today.

Built in 1993

Essential Information

MLS® #	A2111477
Price	\$899,900
Sold Price	\$988,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,426
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	87 Edgevalley Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4Y9

Amenities

Parking Spaces	6
Parking	Aggregate, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 4th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.