

\$579,900 - 163 Edgepark Boulevard Nw, Calgary

MLS® #A2114540

\$579,900

4 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE SATURDAY, MARCH 16TH 2-4 PM Elevate your lifestyle with this exquisite 4-level split, boasting over 1,900 square feet of meticulously developed living space, strategically situated near Tom Baines School and a myriad of parks and transit options. Step inside to discover the kitchen, a culinary enthusiast's dream, featuring an abundance of custom cabinetry, stainless steel appliances, and a versatile island—perfect for meal prep and casual dining. The kitchen seamlessly flows into the expansive open-concept living and dining areas, designed with entertainment and family gatherings in mind.

Ascend to the upper level where comfort meets elegance in the spacious master suite, complete with a luxurious ensuite bathroom and a generous walk-in closet. Two additional well-appointed bedrooms and a full bathroom cater to family and guests alike. The lower level introduces a vast family room, a cozy retreat with a warm fireplace and an inviting wet bar, alongside an additional bedroom and full bathroom, ensuring ample space for relaxation and privacy.

Further enhancing this home's appeal is the partially developed basement, offering a dedicated laundry room, workshop space, and extra storage solutions for your convenience. Step outside to the immense deck overlooking the sprawling two-tiered backyard, facing



southwest for optimal sunlight”a paradise for outdoor entertaining and a wonderland for children's play.

This property is not just a home; it's a sanctuary where every detail has been thoughtfully curated to offer unparalleled comfort and style. Whether you're hosting gatherings, enjoying family time, or savoring quiet moments, this home encapsulates the essence of sophisticated living in a prime location.

Built in 1984

Essential Information

MLS® #	A2114540
Price	\$579,900
Sold Price	\$614,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,207
Acres	0.12
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	163 Edgepark Boulevard Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4B7

Amenities

Parking Spaces	2
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Parking	Single Garage Attached
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Interior

Interior Features	Built-in Features, Kitchen Island, Laminate Counters, Walk-In Closet(s), Wet Bar
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	Brick Facing, Glass Doors, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 23rd, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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