

\$849,900 - 204 Edgedale Drive Nw, Calgary

MLS® #A2118819

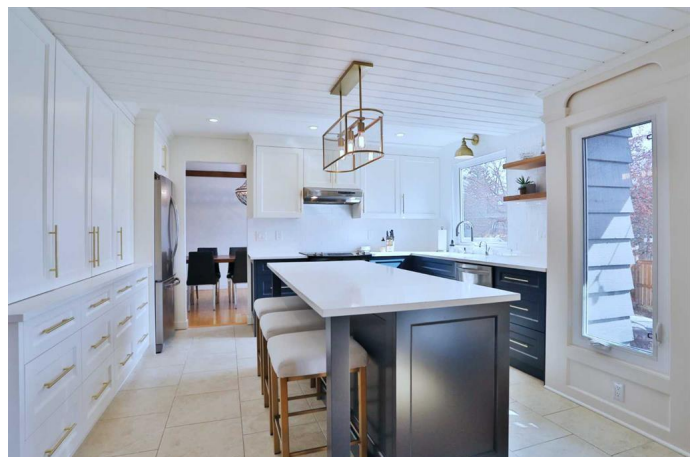
\$849,900

4 Bedroom, 4.00 Bathroom, 1,907 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

Can you say..."Welcome Home!"? Well you can when you're the proud owner of this beautifully maintained two storey in the popular & highly-desirable Northwest Calgary neighbourhood of Edgemont. Offering a total of 4 bedrooms & 3 levels of comfortable living, this wonderful home enjoys hardwood & tile floors, designer kitchen with quartz countertops, extensive built-ins & private backyard with a fantastic studio...plus solar panels to help keep your electricity costs down! You'll just love the airy feel of the open concept living & dining rooms with their vaulted beamed ceilings, which leads into the sleek custom kitchen with its quartz counters & 2-toned cabinetry, glistening subway tile backsplash & upgraded stainless steel appliances including Kenmore stove/convection oven plus instant hot water. The family room is a warm & inviting space with remote-controlled electric fireplace, built-in bookcases & sliding doors to the backyard deck equipped with heater & TV. Head on upstairs to 3 lovely bedrooms & 2 full baths; the owners' retreat has its own private balcony, mirrored closet & ensuite with tile floors & shower/tub combo...plus access to the finished attic crawlspace which would make a great walk-in closet. With big windows & laminate floors, the lower level is finished with a super media/rec room with wet bar & projector/projection screen, beautiful full bath with oversized walk-in shower, loads of extra space for storage & big 4th bedroom with 2



walk-in closets & built-in desk. On the main floor there is also a home office with built-in desk, guest powder bath with quartz-topped vanity & laundry with built-in cabinets & front-loading washer & dryer. The fully fenced & landscaped backyard is a peaceful & relaxing oasis with winding gardens & mature trees, deck, storage shed & awesome studio...complete with electric heater & electricity...perfect for yoga or artist, kids playhouse or simply for storage. Additional features & upgrades of this truly sensational home: built-in ceiling speakers & upgraded lighting, plantation shutters, Rinnai tankless water heater, new water softener (2023), shiplap ceilings, overhead storage in the garage, Control4 automation/networking system & solar panels. Prime location within walking distance to bus stops & off-leash dog parks, just minutes to community tennis courts & ravine pathways, easy access to the Edgemont Superstore & quick commute to highly-rated schools, University of Calgary, hospitals, shopping, LRT & downtown.

Built in 1981

Essential Information

MLS® #	A2118819
Price	\$849,900
Sold Price	\$876,300
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,907
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Sold

Community Information

Address 204 Edgedale Drive Nw
Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A 2R7

Amenities

Parking Spaces 4
Parking Double Garage Attached, Garage Faces Front

Interior

Interior Features Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Bar Fridge, Dryer, Electric Stove, Garburator, Instant Hot Water, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating Forced Air, Natural Gas, Solar
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Family Room, Stone
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Garden, Private Yard, Storage
Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Rectangular Lot
Roof Asphalt Shingle
Construction Brick, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed April 7th, 2024

Date Sold	April 10th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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