

\$750,000 - 36 Edgeland Close Nw, Calgary

MLS® #A2128984

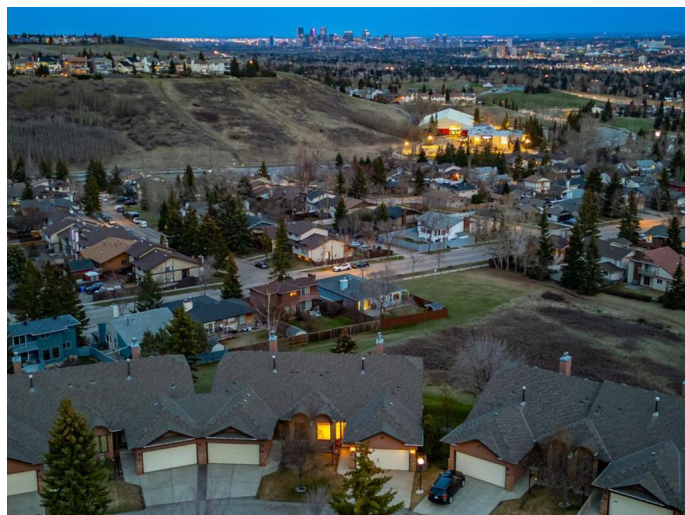
\$750,000

3 Bedroom, 4.00 Bathroom, 1,377 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

10/10 location - if you've been looking to simplify your life with a bungalow villa in Calgary's northwest - you won't find a better option than this property! Immaculately maintained, spectacular 180-degree views of city skyline and mountains, and substantially upgraded with much of the 'heavy lifting' behind you. Perched on the ridge in Edgemont, this home boasts over 2,600 sqft of developed space with main floor primary suite and den plus two additional bedrooms on walkout level. Significant updates have been done to the infrastructure of this home including new plumbing throughout (all poly-b replaced 2024), new roof, mechanical (furnace and AC), tankless hot water system and triple pane windows, all in last 8 years. Other substantive updates include heated garage with custom shelving and polyspartic flooring, new glass railings on both upper and lower decks, custom gemstone exterior lighting system, new brick surround gas fireplace in walkout level, new heated tile flooring in front entry, kitchen and baths, California closets in primary closet, expanded kitchen cabinetry and some newer appliances. In addition to the impressive views from both levels of this home, the home backs directly onto expansive greenspace - easily accessible from your lower patio. Enjoy outdoor living on the two spacious decks - both upgraded with new glass railings to ensure those amazing views are not blocked and upper deck has glass cover to provide comfort dining outside on



those hot summer days. The walkout level features a wonderful family room area with pool table (included), high end OLED large screen TV (included), new gas fireplace, two generous bedrooms and two full baths. Central air, heated tile floors in front entry kitchen and baths and two gas fireplaces to stay comfortable year round. Bring your decorating talents to complete the cosmetic updates - but it's rare to find such a well maintained premium view property at this price point.

Built in 1988

Essential Information

MLS® #	A2128984
Price	\$750,000
Sold Price	\$765,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	36 Edgeland Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3B1

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garburator, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas, Living Room, Oak
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Open Lot, Rectangular Lot, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 13th, 2024
Days on Market	3
Zoning	M-CG d44
HOA Fees	100.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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