

\$799,000 - 27 Edgeland Court Nw, Calgary

MLS® #A2132590

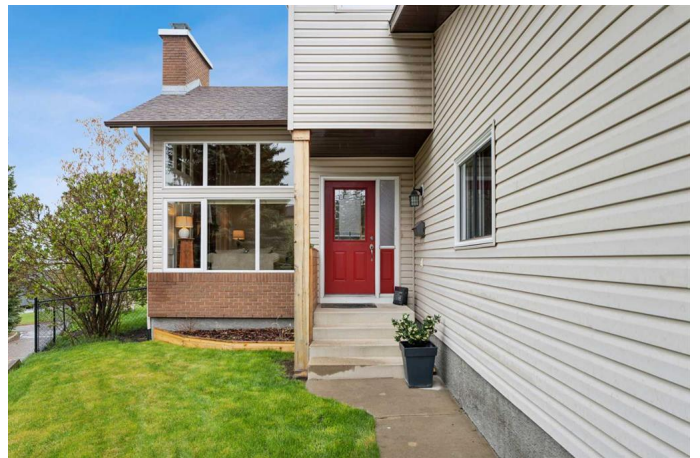
\$799,000

4 Bedroom, 4.00 Bathroom, 1,599 sqft

Residential on 0.14 Acres

Edgemont, Calgary, Alberta

Step into comfort and elegance with this beautifully updated 4-bedroom, 3.5-bathroom detached home, boasting over 2300 square feet of total developed living space. Revel in the soaring ceilings and hardwood flooring that flow effortlessly throughout, leading you to rooms bathed in natural light. Enjoy the warmth of the functional fireplace in the living room, and relax in the family room with a backdrop of magnificent views. The home offers a serene escape with a south-facing yard that showcases partial mountain and city views, adjacent to a green space/dog park, perfect for outdoor activities and relaxation. The property's kitchen has undergone a recent renovation, presenting a perfect blend of style and practicality with a gas stove, quartz counters, Bosch dishwasher and new cabinetry with swing out shelf organizers! Many upgrades have been done including the roof, siding, a furnace with active warranty and a recently the washer and dryer! This home has been beautifully maintained over the years ensuring stress free enjoyment, all Poly-B plumbing has been removed, all renovations have been done with permits, even the landscaping has been recently completed with new retaining wall and fencing! The basement is fully developed with a fantastic living space, a laundry room, lots of storage, a large bedroom with full egress window and a beautiful brand new bathroom! Strategically placed in a cul-de-sac, the home offers a reverse pie lot configuration, bordering a path



and green space, ensuring utmost privacy with only one neighbor. Perfect for a family, this home is situated near highly rated schools and lies within the beautiful community of Edgemont. Make this exceptional property your new family home! Contact your Realtor to book a showing at your new forever home.

Built in 1981

Essential Information

MLS® #	A2132590
Price	\$799,000
Sold Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,599
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	27 Edgeland Court Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2Y8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 10th, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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