

\$749,900 - 301 Edgebank Circle Nw, Calgary

MLS® #A2151800

\$749,900

5 Bedroom, 3.00 Bathroom, 1,840 sqft
Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Home Sweet Home! Welcome to this wonderful 2 storey split home with no neighbour behind features 4+1 Beds 2.5 Baths with 2,511 square foot of well-living space located in the mature community of Edgemont! Well maintained home by original owners and upgraded with new Windows throughout, newer furnace and new carpet.

Upon entry, you are greeted by a bright foyer that leads into the spacious and airy 12.4 feet vaulted ceiling Formal Living and Dining Room with gleaming hardwood flooring. The Kitchen is upgraded with granite countertops and plenty of cabinets for storage. There is a breakfast nook and a large family room with wood burning fireplace and built-in shelving, and access to your fenced backyard.. The main floor finished with a convenience main floor bedroom can be used as a home office or for your elderly parents who do not want to climb the stairs.

The upper level boosts with brand new carpet throughout. A spacious Master retreats with newer ensuite bathroom, and walk-in-closet. 2 additional good sized bedrooms with built-in desk by the window and a 4pc full bath to finish this level.

Walk down to the fully finished basement, a large recreation room with a large closet for storage, a 4th large bedroom, and a furnace room which provides tons of storage.



Enjoy the sunny east facing landscaped, treed and fenced backyard with the newer composite deck, and brick paving stone patio. This home is also backed on the Sunny Park with playground facilities and walking path, but with lots of tree at the front to provide ultimate privacy.

Other upgrades done for this house should be mentioned as, Stucco paint (2020), Shingle (2014), Newer Furnace (<10 years).

Excellent Location: Step to Parks, Playgrounds & Public Transit. Close to Edgemont School, Tom Baines School, Mother Mary Greene School, Co-op, Banks, variety of Restaurants, Shopping Centre, and Golf. Easy access to Country Hills Blvd, Shaganappi Trail, and Stoney Trail. Come and see this beauty now!

Built in 1989

Essential Information

MLS® #	A2151800
Price	\$749,900
Sold Price	\$749,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	301 Edgebank Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4R9

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Bookcases, Ceiling Fan(s), Granite Counters, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, No Neighbours Behind, Reverse Pie Shaped Lot, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	August 9th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office

Jessica Chan Real Estate & Management Inc.

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.