

# \$750,000 - 96 Edgepark Road Nw, Calgary

MLS® #A2161342

**\$750,000**

4 Bedroom, 3.00 Bathroom, 1,963 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Walking distance to Tom Baines Junior High, bus stops & the Edgemont Superstore is this extensively updated two storey home...

located on a quiet street. Over \$80,000 on the upgrades have been done through out the years: newer hardwood floor throughout the main floor, newer carpet upstairs, all-new LUX TRIPLE-PANE WINDOWS, new roof, new deck, newer S.S appliance in kitchen, new hot water tank, new painting, the Poly-B water pipe was replaced by new PEX pipe, updates in the bathrooms, dual furnace for the energy saving.

This beautiful home with a den/bedroom on the main floor, has an amazing open plan with soaring vaulted living room and formal dining area. Stunning family room with huge windows, cozy fireplace and custom maple surround. Island kitchen open to the breakfast nook with access to the rear deck and well landscaping back yard. there are 3 good size bedrooms upstairs. The master bedroom come with a bay window, and other two bedrooms have a deck area under the window. Clean moving-in condition! Must see!



Built in 1988

## Essential Information

MLS® # A2161342

Price \$750,000

Sold Price	\$730,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,963
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

### Community Information

Address	96 Edgepark Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4S6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	Built-in Features, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Yard, Triangular Lot, Dog Run Fenced In
Roof	Asphalt
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 28th, 2024
Date Sold	September 23rd, 2024
Days on Market	26
Zoning	RC-1
HOA Fees	0.00

**Listing Details**

Listing Office	Grand Realty
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