

\$775,000 - 104 Edgedale Drive Nw, Calgary

MLS® #A2165990

\$775,000

4 Bedroom, 4.00 Bathroom, 2,043 sqft

Residential on 0.15 Acres

Edgemont, Calgary, Alberta

Welcome to the family friendly community of Edgemont located in NW Calgary. You will see the pride of ownership and curb appeal of this well maintained home that has a walkout basement leading to large beautifully landscaped yard. Out the front door and across the street the home looks onto greenspace. There are a total 4 bedrooms and 4 bathrooms in the home and there have been many upgrades over the years including windows (2011), roof (2013), water tank (2018) and a new electrical panel in 2011. The main living areas of the home have hardwood flooring with the stairs and the basement having carpet and vinyl plank. There are formal living room and dining rooms, and a functional updated kitchen with separate breakfast nook. The family room with a cozy gas fireplace, laundry and half bathroom complete the main floor. Plus you have easy access to your large attached oversized heated garage with plenty of shelving and storage and just off the kitchen there is access to a large deck with stairs to your pristine backyard. The upper level has a large primary bedroom with a 3-piece ensuite and generous walk-in closet. 2 additional bedrooms, one being used as an office and a 4-piece main bathroom to complete the upstairs. The lower level has a bedroom with walk-in closet, additional 2-piece bathroom, plenty of storage, as well as a large recreation room with wood burning fireplace, wet bar and the convenience of walking right into the backyard, where there



is RV parking with a separate gate. The community of Edgemont has numerous schools, is close to shopping, amenities, transit, walking trails, tennis, playgrounds and easy access to many roadways. Do not miss out, come have a look at this beautiful property and Welcome Home!

Built in 1980

Essential Information

MLS® #	A2165990
Price	\$775,000
Sold Price	\$746,300
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,043
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	104 Edgedale Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2R4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, RV Access/Parking

Interior

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Wet Bar, Bookcases, Sauna
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Recreation Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 4th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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