



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 EDGE PARK Boulevard, Calgary T3A 4A8**

MLS®#: **A2117271**

Area: **Edgemont**

Listing Date: **03/28/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**  
Lot Information  
Lot Sz Ar: **9,558 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,831**  
Low Sqft:  
Ttl Sqft: **1,831**

DOM

**52**  
Layout  
Beds: **6 (3 3 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Irregular Lot**  
Park Feat: **220 Volt Wiring,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Side,In Garage Electric Vehicle Charging Station(s),Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Mixed,Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Tankless Water Heater,Washer**  
Int Feat: **Beamed Ceilings,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	22`4" x 23`4"
Dining Room	Main	7`9" x 13`4"
Bedroom	Main	13`4" x 9`9"
Laundry	Main	5`3" x 3`1"
Bedroom	Basement	12`1" x 9`9"

Room	Level	Dimensions
Kitchen	Main	16`0" x 13`4"
Bedroom - Primary	Main	15`0" x 13`8"
Bedroom	Main	10`0" x 10`6"
Office	Main	10`0" x 8`5"
Bedroom	Basement	12`1" x 9`9"

Bedroom	Basement	11`9" x 11`10"	Other	Basement	9`9" x 3`8"
Family Room	Basement	19`11" x 12`7"	Exercise Room	Basement	10`1" x 12`5"
Game Room	Basement	27`7" x 16`0"	Kitchen	Basement	10`5" x 3`8"
Office	Basement	6`8" x 11`10"	4pc Bathroom	Main	
4pc Bathroom	Basement		5pc Ensuite bath	Main	
4pc Bathroom	Basement				
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:	8011564				
Remarks					
Pub Rmks:	<p><b>LEGAL SUITE W/ SEPARATE ENTRANCE   VAULTED CEILING   6 BEDS   HOME OFFICE   HOME GYM   24X24 OVERSIZED ATTACHED FRONT GARAGE   CONCRETE DECK   FULLY RENOVATED BUNGALOW</b> in one of Northwest Calgary's best communities! This bright, contemporary home sits on an oversized 9,558 sq ft lot in picturesque EDMONTON - moments from Nose Hill Park, Edgemont Off Leash Park, community tennis courts, multiple schools &amp; playgrounds, &amp; endless shopping &amp; amenities in Crowfoot Crossing, Northhill Shopping Centre, &amp; more in this amazingly liveable location! The extensive upgrades begin outside w/ the maintenance-free exterior finished w/ BRAND NEW STUCCO &amp; SMARTBOARD &amp; Gemstone LED lighting - no more stringing Christmas Lights! Inside, the entire layout has been redesigned w/ ALL NEW DUCT WORK, 2X NEW FURNACES, A NEW TANKLESS HWT, BRAND NEW PLUMBING, ALL NEW ELECTRICAL WIRING, NEW BEAMS, NEW SUBFLOORS, ALL NEW FRAMING, DRYWALL, &amp; INSULATION! The open-concept main floor welcomes you w/ sweeping views across the VAULTED LIVING ROOM w/ an inset electric fireplace w/ a full-height tile surround &amp; built-in millwork. Brand new oak-engineered hardwood spans the living room &amp; into the contemporary kitchen, where you'll find shaker-style cabinetry, a classic herringbone tile backsplash, cedar detailing, an oversized island w/ waterfall quartz countertops, &amp; brand-new top-of-the-line KitchenAid stainless steel appliances (including French door fridge, wall oven &amp; microwave, gas cooktop, &amp; custom-built hood fan). A dedicated dining space can hold a six-person table &amp; sits next to two large windows for natural light all day. Perfect for remote work, a dedicated MAIN FLOOR HOME OFFICE features French glass doors &amp; a stunning feature wall. Two bedrooms on the main floor feature built-in closets, while the primary features a tasteful feature wall, a spacious walk-in closet, &amp; a deluxe ensuite w/ barn door entrance, heated tile floors, a freestanding soaker tub, stand-up shower w/ full height tile &amp; 5 shower heads, &amp; dual vanity. A full laundry room w/ a tile backsplash, sink, &amp; folding counter &amp; a main 4-pc modern bath are also found on the main floor. Down the GLASS stairwell, a large rec room enjoys its own built-in media wall &amp; a full wet bar complete w/ sink, tile backsplash, open display shelves, &amp; wine rack. There is also a good-sized bedroom w/ easy access to the 4-pc bath &amp; a dedicated HOME GYM w/ mirrored wall &amp; sports flooring. But the living space doesn't end there! An exceptional highlight of this bungalow is the RARE TWO-BED LEGAL SUITE w/ SEPARATE SIDE ENTRANCE - ideal for a mother-in-law suite or mortgage helper! The contemporary luxuries of the rest of the home flow into the suite, w/ engineered hardwood floors, a modern kitchen w/ white subway tile backsplash &amp; quartz counters, a spacious living room, a 4-pc bath w/ tub/shower combo w/ full-height tile surround, OFFICE &amp; private laundry. This extraordinary, fully renovated bungalow is the ideal place for your family to call home!</p>				
Inclusions:	N/A				
Property Listed By:	RE/MAX House of Real Estate				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















