



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**21 EDGE PARK Place, Calgary T3A 4P7**

MLS® #: **A2118643**

Area: **Edgemont**

Listing Date: **03/29/24**

List Price: **\$808,000**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 18-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1987**  
Lot Information  
Lot Sz Ar: **6,479 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,966**  
Low Sqft:  
Ttl Sqft: **1,966**

DOM

**51**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey Split**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Pie Shaped Lot,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Playground,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsm: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Bookcases,Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	8`4" x 11`3"
Dining Room	Main	9`8" x 12`1"
Dining Room	Main	11`8" x 9`2"
Entrance	Main	4`11" x 4`11"
Laundry	Main	3`4" x 6`1"
Bedroom - Primary	Second	15`6" x 11`11"
Walk-In Closet	Second	8`8" x 4`7"

Room	Level	Dimensions
Family Room	Main	17`6" x 13`4"
Kitchen	Main	9`10" x 12`1"
Living Room	Main	10`4" x 13`0"
Mud Room	Main	8`11" x 3`4"
2pc Bathroom	Main	4`10" x 5`5"
5pc Ensuite bath	Second	9`2" x 8`8"
4pc Bathroom	Second	8`0" x 4`11"

Bedroom	Second	9`5" x 11`8"	Bedroom	Second	9`0" x 11`0"
Bedroom	Basement	12`7" x 13`6"	Game Room	Basement	12`6" x 14`10"
Other	Basement	8`10" x 10`1"	4pc Bathroom	Basement	5`10" x 8`9"
Workshop	Basement	11`0" x 9`5"	Furnace/Utility Room	Basement	6`10" x 11`10"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	8710478
Remarks	

Pub Rmks:	<p><b>Super Location! Located on a quiet Cul-De-Sac! Sunny South Exposure with lots of Natural Lighting! This Fully developed upgrading 2 Storey Split perfect home in the desired neighborhood of Edgemont. Well maintained home features Spacious 5 Beds and 3.5 Bath! Tons of Upgrades: New furnace replaced (2024), New Air Conditioning installed (2024). Newer Carpet Upstairs and stairs to basement (2021), Humidifiers (2020), Electric Stove (2021), Dishwasher(2021), Bradford White 50 gal HWT (2023), Six new Windows (2020), 4 edges new fence (2020), newer roof, newer Basement flooring and newer basement 3rd full bathroom. This inviting home boasts living room and dining area with vaulted ceilings and newer archtop window, sunken Cozy family room with wood-burning fireplace &amp; built-ins, open breakfast nook area with patio door to Deck, island kitchen with stainless steel appliances, 2-pc Bath and laundry room, and on the main floor there is a large 4th bedroom/home office - perfect for guests or as a den. Oversized double garage with extra door directly to backyard. The upper level offers 3 spacious bedrooms. Master has large walk-in closet &amp; an en-suite with a jetted tub, 2 sinks &amp; separate shower. Another good size bedrooms share the 2nd full bath. The basement is finished with a 5th bedroom, cozy rec room, workshop/storage area, 3th full bath &amp; games room area with a wet bar! The massive and private backyard offers awesome, park-like outdoor living, with 2 tier deck &amp; a full fence, a gas fire pit, flower beds, shady mature trees, a hot tub (As is)! Steps to a playground &amp; walking distance to ravine pathways. Only 3 minutes Walk to Tom Baines School! Walk distance to Superstore, shopping, Registry, a variety of Restaurants &amp; Ravine Pathway! Top Public Schools: Edgemont Elementary, Tom Baines Junior High &amp; Sir Winston Churchill Senior High school! Easy access to Edgepark blvd, country hills, Stoney Trail, Crowchild Trail, University of Calgary, Foothills, and Children's Hospitals. This truly is the perfect family home! Awesome neighbourhood! Welcome to see it!</b></p>
Inclusions:	N/A
Property Listed By:	Homecare Realty Ltd.

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























