



THE
A-TEAM

**RE/MAX
FIRST**

215 EDGE BANK Place, Calgary T3A 4L3

MLS® #: **A2122450**

Area: **Edgemont**

Listing Date: **04/12/24**

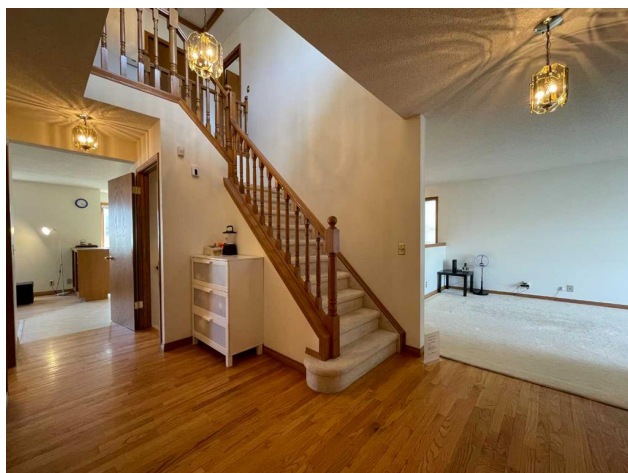
List Price: **\$779,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**
Lot Information
Lot Sz Ar: **5,403 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,030**
Low Sqft:
Ttl Sqft: **2,030**

DOM

37
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`2" x 12`0"
3pc Bathroom	Main	10`4" x 9`10"
Family Room	Main	16`10" x 12`0"
Bedroom	Upper	10`4" x 10`6"
3pc Ensuite bath	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`11" x 13`6"
Kitchen	Main	17`10" x 11`11"
Bedroom	Upper	10`4" x 9`10"
Bedroom - Primary	Upper	12`0" x 15`0"
4pc Bathroom	Upper	0`0" x 0`0"

Bedroom	Main	9`3" x 11`2"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	8510827	Zoning: R-C1	Remarks
Pub Rmks:	Location! Location! Location! Welcome to this well maintained 2-storey split home nestled in the desirable community of Edgemont. This charming 4 bedrooms, 3 Full bathrooms, 2030 SF residence exudes warmth and comfort from the moment you step inside. Roof was replaced in 2014, Furnace 2013. The spacious living and formal dining rooms showcase beautiful hardwood floors, Vinyl plank, ideal for hosting gatherings. The bright and airy open kitchen leads to a private South-facing backyard with a large deck, perfect for outdoor entertaining. Cozy up by the gas fireplace in the sunny family room or retreat to the main level guest suite with its own 3-piece bath. Upstairs, you'll find three additional bedrooms, including a spacious master with a private ensuite. Situated on a quiet cul-de-sac, and conveniently located near schools, parks, and shopping amenities. Don't miss out on this wonderful opportunity - schedule a viewing today!		
Inclusions: Property Listed By:	N/A Metro Benchmark Real Estate Ltd.		

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

