



27 EDGERIDGE Green, Calgary T3A 6A9

MLS®#: **A2145401** Area: **Edgemont** Listing Date: **07/01/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **-\$40k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2001** Abv Sqft: **2,138**
 Lot Information
 Lot Sz Ar: **5,457 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,138**

DOM

77
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate,Tile**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`8" x 11`8"	Dining Room	Main	13`1" x 9`5"
Nook	Main	9`4" x 9`0"	Living Room	Main	19`0" x 15`5"
Family Room	Basement	18`3" x 16`6"	Foyer	Main	6`6" x 4`3"
Great Room	Main	11`3" x 10`0"	Laundry	Main	9`0" x 5`3"
Mud Room	Main	6`8" x 4`1"	Den	Main	9`9" x 9`0"
Kitchenette	Basement	18`0" x 9`11"	Bedroom - Primary	Upper	15`4" x 15`4"
Bedroom	Upper	12`3" x 9`6"	Bedroom	Upper	11`7" x 10`7"

Bedroom
2pc Bathroom
4pc Bathroom
5pc Ensuite bath

Basement
Main
Basement
Upper

10`10" x 8`4"
6`3" x 4`10"
8`10" x 4`11"
10`1" x 9`0"

Bedroom
3pc Bathroom
4pc Bathroom

Basement
Basement
Upper

13`0" x 11`0"
8`3" x 4`11"
7`7" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9910406

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to this stunningly renovated 5-bedroom, 5-bathroom home in the highly sought-after community of Edgemont! As you enter, you'll be greeted by the spacious open-concept living and dining room with high ceilings, perfect for entertaining. The beautiful kitchen, renovated in 2019, opens to the family room overlooking a private backyard. Upstairs features 3 generously sized bedrooms and 2 full baths, including a primary bedroom with a luxurious ensuite boasting tile floors, a double vanity, shower, and soaker tub. The main floor also includes a home office, powder room, and convenient laundry. Downstairs, the basement impresses with a separate entrance, a fully equipped kitchen, 2 bedrooms, and an extraordinary feature: 2 ADDITIONAL BATHROOMS! This home is packed with features and upgrades including a new roof, concrete pad in the backyard, new floors, kitchen cabinets, appliances, countertops, doors, blinds, light fixtures, bathrooms, double hot water tanks, and a new furnace. Perfectly situated in a prime location, this property offers easy access to all amenities. Enjoy nearby community pathways and the convenience of Edgemont Superstore for shopping. Commuting to top-rated schools, the University of Calgary, hospitals, and downtown is effortless with nearby LRT access. This home combines modern luxury with unbeatable convenience in one of Calgary's most desirable neighborhoods!**

Inclusions: **Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Window Coverings**

Property Listed By: **Coldwell Banker Mountain Central**

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