



THE
A-TEAM

**RE/MAX
FIRST**

224 EDGE BANK Circle, Calgary T3A 4V5

MLS®#: **A2156602**

Area: **Edgemont**

Listing Date: **08/09/24**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **5,769 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,970**
Low Sqft:
Ttl Sqft: **1,970**

DOM

40
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Garden, Private Entrance**

Construction: **Brick, Vinyl Siding**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Bookcases, Ceiling Fan(s), Central Vacuum, No Animal Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6'9" x 6'2"
Dining Room	Main	11'5" x 12'11"
Nook	Main	13'7" x 8'9"
Laundry	Main	5'4" x 6'0"
Bedroom	Main	12'3" x 8'0"
Walk-In Closet	Upper	5'6" x 6'8"
Bedroom	Upper	12'2" x 9'3"

Room	Level	Dimensions
Living Room	Main	15'3" x 11'2"
Kitchen	Main	13'7" x 9'9"
Family Room	Main	13'1" x 14'0"
2pc Bathroom	Main	7'0" x 2'11"
Bedroom - Primary	Upper	15'5" x 12'0"
4pc Ensuite bath	Upper	14'0" x 9'9"
Bedroom	Upper	10'11" x 9'5"

4pc Bathroom
 Bedroom
 Storage
 3pc Bathroom
 Entrance

Upper
 Basement
 Basement
 Basement
 Basement

9`2" x 4`10"
 14`11" x 10`7"
 7`10" x 4`2"
 9`6" x 4`7"
 6`2" x 4`0"

Den
 Furnace/Utility Room
 Game Room
 Bedroom
 Balcony

Basement
 Basement
 Basement
 Basement
 Main

6`3" x 6`8"
 8`0" x 4`1"
 19`1" x 13`11"
 10`1" x 11`1"
 24`1" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

8810639

Zoning:
R-C1

Remarks

Pub Rmks:

Open house, Saturday September 21 from 4-6 pm, and Sunday September 22 from 2:30- 5:30pm -----Welcome home to this walk-out, two-story detached home, double attached garage in the heart of Edgemont, offering approximately 3,000 sq ft of luxurious living space and backing onto serene green space. As you enter, you're greeted by a grand 17-foot-high ceiling in the entryway, leading to a vaulted ceiling living room, an elegant dining area, and a spacious kitchen with beautiful oak cabinets. The inviting family room features a built-in oak wall unit and a cozy fireplace, perfect for relaxing evenings. The main floor also boasts a convenient laundry room, a half bath and a bedroom. Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom, a walk-in closet and another full bathroom. The home is bathed in natural light, thanks to large windows that offer plenty of sunshine throughout. The walkout basement is a versatile space, featuring a large family/TV room, a full bath, two additional bedrooms, and a kitchenette with sink and cabinets. Ample storage space. All this makes it an ideal income helper. This home provides easy access to Shaganappi Trail and Stoney Trail and is close to various amenities, parks, and schools. Enjoy the abundant walking paths perfect for leisurely afternoon or evening strolls. Don't miss the opportunity to own this amazing home. Call your favorite agent today!

Inclusions:
 Property Listed By:

N/A
CIR Realty

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











