



THE
A-TEAM

**RE/MAX
FIRST**

62 EDGEBANK Circle, Calgary T3A 4S4

MLS®#: **A2159121** Area: **Edgemont** Listing Date: **08/21/24** List Price: **\$860,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1988** Abv Sqft: **1,865**
Lot Information Low Sqft:
 Lot Sz Ar: **5,403 sqft** Ttl Sqft: **1,865**
 Lot Shape:

DOM

28
Layout
 Beds: **6 (3 3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Level,Many Trees,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 16`8"	Family Room	Main	14`1" x 15`1"
Kitchen	Main	11`1" x 8`9"	Dining Room	Main	13`1" x 9`11"
Laundry	Main	7`10" x 7`6"	2pc Bathroom	Main	5`2" x 4`3"
Bedroom - Primary	Upper	12`0" x 13`7"	Bedroom	Upper	10`9" x 8`6"
Bedroom	Upper	13`1" x 9`3"	4pc Bathroom	Upper	11`10" x 6`9"
5pc Ensuite bath	Upper	12`10" x 8`10"	Bedroom	Basement	9`6" x 11`0"
Bedroom	Basement	9`11" x 12`9"	3pc Bathroom	Basement	8`3" x 6`0"

**Game Room
Flex Space**

**Basement
Basement**

**18`2" x 10`2"
11`10" x 6`0"**

**Furnace/Utility Room
Bedroom**
Legal/Tax/Financial

**Basement
Basement**

**16`9" x 7`9"
9`11" x 12`0"**

Title:
Fee Simple
Legal Desc:

8711441

Zoning:
R-C1

Remarks

Pub Rmks:

Open House Sept 8, Sunday 1:00-4:00pm, Welcome to Edgebank Circle! This exceptional home is perfectly situated within walking distance of the highly regarded Edgemont Elementary School and Tom Baines Middle School. This is the opportunity you've been waiting for! As you step inside, you'll be greeted by beautiful hardwood flooring that extends throughout the living and dining areas. The large windows allow natural light to flood the space, creating a bright and inviting atmosphere. The heart of the home is the kitchen, which features ample cupboard and counter space, stainless steel appliances, and a central island with a butcher block countertop. The adjacent eating nook overlooks the expansive south-facing backyard with back lane and provides access to the upper deck. In the living room, you'll find a cozy wood-burning fireplace surrounded by built-in shelving, perfect for relaxing. A convenient 2-piece powder room and main floor laundry complete this level. Upstairs, the primary retreat awaits, offering a newly renovated ensuite oasis with in-floor heating, a tile shower, and a large soaker tub. Down the hall, there are two additional bedrooms and another newly renovated full bathroom. The walk-out, fully developed basement boasts 2 more bedrooms and an office space, a full bathroom, and a large rumpus room, along with plenty of storage. Step outside onto the patio and enjoy the privacy of the backyard, surrounded by mature trees. This home is located in a well-established community and offers numerous updates, including a new furnace (2019) and the removal of 95% of the poly B plumbing. If you're seeking a fantastic family home in a great neighborhood, this is it! Contact your favorite realtor today to schedule a private viewing.

Inclusions:
Property Listed By:

**N/A
TrustPro Realty**

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