



THE
A-TEAM

**RE/MAX
FIRST**

96 EDGE PARK Road, Calgary T3A 4S6

MLS® #: **A2161342**

Area: **Edgemont**

Listing Date: **08/28/24**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **5,554 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,963**
Low Sqft:
Ttl Sqft: **1,963**

DOM

21
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard, Triangular Lot, Dog Run Fenced In**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Dog Run, Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`9" x 4`9"	Living Room	Main	15`10" x 12`4"
Dining Room	Main	10`5" x 14`10"	2pc Bathroom	Main	5`1" x 4`6"
Laundry	Main	6`4" x 5`11"	Bedroom	Main	8`3" x 9`10"
Kitchen	Main	11`11" x 8`6"	Breakfast Nook	Main	13`1" x 9`2"
Family Room	Main	12`4" x 17`10"	Bedroom	Second	12`10" x 8`1"
Bedroom	Second	13`1" x 9`6"	4pc Bathroom	Second	4`11" x 8`2"
Bedroom - Primary	Second	19`1" x 11`2"	Walk-In Closet	Second	5`6" x 6`6"

4pc Ensuite bath

Second

11`7" x 6`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8711215

Zoning:

RC-1

Remarks

Pub Rmks:

Walking distance to Tom Baines Junior High, bus stops & the Edgemont Superstore is this extensively updated two storey home... located on a quiet street. Over \$80,000 on the upgrades have been done through out the years: newer hardwood floor throughout the main floor, newer carpet upstairs, all-new LUX TRIPLE-PANE WINDOWS, new roof, new deck, newer S.S appliance in kitchen, new hot water tank, new painting, the Poly-B water pipe was replaced by new PEX pipe, updates in the bathrooms, dual furnace for the energy saving. This beautiful home with a den/bedroom on the main floor, has an amazing open plan with soaring vaulted living room and formal dining area. Stunning family room with huge windows, cozy fireplace and custom maple surround. Island kitchen open to the breakfast nook with access to the rear deck and well landscaping back yard. there are 3 good size bedrooms upstairs. The master bedroom come with a bay window, and other two bedrooms have a deck area under the window. Clean moving-in condition! Must see!

Inclusions:

Property Listed By:

NONE

Grand Realty

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











