



THE
A-TEAM

**RE/MAX
FIRST**

38 EDGEVALLEY Manor, Calgary T3A 5E1

MLS® #: **A2164557** Area: **Edgemont** Listing Date: **10/17/24** List Price: **\$1,238,832**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1992**
Lot Information
 Lot Sz Ar: **6,512 sqft**
 Lot Shape: **17.12 is the back of lot measurement.**

Finished Floor Area
 Abv Sqft: **1,577**
 Low Sqft:
 Ttl Sqft: **1,577**

DOM

1
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Gazebo,Front Yard,Lawn,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Side By Side**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Stucco,Wood Frame**
 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: **Bar,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`9" x 12`0"	Game Room	Basement	39`1" x 22`1"
Kitchen	Main	18`6" x 15`6"	Den	Basement	24`3" x 15`6"
Dining Room	Main	20`8" x 17`2"	Other	Basement	7`3" x 6`4"
3pc Bathroom	Main	10`1" x 5`2"	Bedroom	Basement	13`1" x 11`7"
Bedroom - Primary	Main	14`0" x 13`10"	Bedroom	Basement	12`10" x 9`8"

4pc Ensuite bath
Bedroom
Laundry

Main
Main
Main

10`11" x 6`0"
13`4" x 9`11"
9`5" x 6`6"

4pc Bathroom
Sunroom/Solarium
Furnace/Utility Room

Basement
Basement
Basement

9`8" x 5`3"
13`6" x 13`2"
11`11" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212697

Zoning:
R-C1

Remarks

Pub Rmks:

38 Edgevalley Manor NW | Location! Location! Location! | Excellent Opportunity To Own This Fully Developed Bungalow Home With A Fully Developed Walk-Out Basement | Unparalleled Location With Panoramic Views Of Nature & Beautiful Edgemont Ravine Across The Street | Over 3,230 SQ FT Of Sophisticated Living Space | This Home Exudes Pride Of Ownership | Main Floor Features 12 FT Ceilings, Hardwood Floors & New Main Floor Carpets (2024) | Ensuite & Main Floor Baths Have Been Fully Renovated, Including Installation Of A Schluter Shower System (2022) | New Granite Countertops | Four Gorgeous Oversized Wall Of Windows With Spectacular Views Of The Ravine From The Kitchen Eating Area That Is Perched On An Interior Balcony Overlooking The Lower Level | Walk-out Basement Includes A Wet Bar, Family & Media Room With Natural Gas Fireplace, Space For A Pool Table & Grand Piano | Plus A Den, 2 Bedrooms & 4 PCE Bath | All Water Lines Have Been Replaced/Upgraded to Pex A (2022) (NO Poly B In Home) | Enclosed Hot Tub Under Main Floor Deck (2006) | Exterior Has Above-Average Weather Resistant Stucco Siding & Tiled Clay Roof | Fenced-In Private Yard Ensures A Haven With Beautiful Enclosed Gazebo (2006) | Step Outside To Your Beautiful Patio - Perfect For Sipping Morning Coffee Or Hosting Gatherings | Garage Includes Three Large Storage Cabinets | Edgemont Is A Highly Sought After Community With The Highest Number Of Parks & Playgrounds Than Any Other Calgary Neighborhood! | Plenty Of Private & Public Schools Plus U of C Nearby | Minutes Away From Major Shopping Centres, Crowfoot Centre, Beacon Hill, Northland Mall, & Market Mall | Only A Short Walk Or Bike Ride To Nose Hill Park | Minutes To Downtown & LRT Stations | A Quick & Easy Escape To Enjoy Alberta's Gorgeous Rocky Mountains!

Inclusions:
Property Listed By:

Hot Tub, Gazebo, Three Large Storage Cabinets in Garage.
Real Broker

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







