



THE
A-TEAM

**RE/MAX
FIRST**

104 EDGEDALE Drive, Calgary T3A 2R4

MLS® #: **A2165990**

Area: **Edgemont**

Listing Date: **09/19/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **2,043**

Low Sqft:

Ttl Sqft: **2,043**

Lot Information

Lot Sz Ar: **6,458 sqft**

Lot Shape:

DOM

0

Layout

Beds: **4 (3 1)**

Baths: **3.0 (2 2)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Greenbelt**

Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bookcases,Central Vacuum,Granite Counters,No Smoking Home,Sauna,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 16`7"	Dining Room	Main	20`0" x 9`0"
Kitchen	Main	12`1" x 9`3"	Breakfast Nook	Main	12`1" x 7`9"
2pc Bathroom	Main	7`3" x 4`6"	Bedroom - Primary	Second	14`0" x 16`10"
3pc Ensuite bath	Second	4`10" x 8`11"	Bedroom	Second	17`0" x 11`8"
Bedroom	Second	13`2" x 11`8"	4pc Bathroom	Second	8`7" x 5`2"
Game Room	Basement	17`8" x 25`0"	Bedroom	Basement	9`5" x 17`6"
2pc Bathroom	Basement	5`9" x 3`4"	Game Room	Basement	11`7" x 17`1"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **7811445**

Remarks

Pub Rmks: **Welcome to the family friendly community of Edgemont located in NW Calgary. You will see the pride of ownership and curb appeal of this well maintained home that has a walkout basement leading to large beautifully landscaped yard. Out the front door and across the street the home looks onto greenspace. There are a total 4 bedrooms and 4 bathrooms in the home and there have been many upgrades over the years including windows (2011), roof (2013), water tank (2018) and a new electrical panel in 2011. The main living areas of the home have hardwood flooring with the stairs and the basement having carpet and vinyl plank. There are formal living room and dining rooms, and a functional updated kitchen with separate breakfast nook. The family room with a cozy gas fireplace, laundry and half bathroom complete the main floor. Plus you have easy access to your large attached oversized heated garage with plenty of shelving and storage and just off the kitchen there is access to a large deck with stairs to your pristine backyard. The upper level has a large primary bedroom with a 3-piece ensuite and generous walk-in closet. 2 additional bedrooms, one being used as an office and a 4-piece main bathroom to complete the upstairs. The lower level has a bedroom with walk-in closet, additional 2-piece bathroom, plenty of storage, as well as a large recreation room with wood burning fireplace, wet bar and the convenience of walking right into the backyard, where there is RV parking with a separate gate. The community of Edgemont has numerous schools, is close to shopping, amenities, transit, walking trails, tennis, playgrounds and easy access to many roadways. Do not miss out, come have a look at this beautiful property and Welcome Home!**

Inclusions: **Infrared Sauna**
 Property Listed By: **RE/MAX Realty Professionals**

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











