



7 EDCATH Court, Calgary T3A 3S9

MLS® #: **A2169392** Area: **Edgemont** Listing Date: **10/03/24** List Price: **\$1,125,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **7,082 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,549**
 Low Sqft:
 Ttl Sqft: **1,549**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Garden,Irregular Lot,Landscaped,Street Lighting,Private**

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`1" x 7`3"	4pc Ensuite bath	Main	12`2" x 13`11"
Bedroom	Main	11`10" x 10`4"	Bedroom	Main	10`10" x 10`4"
Dining Room	Main	8`10" x 9`6"	Kitchen	Main	14`8" x 15`8"
Living Room	Main	16`1" x 12`2"	Bedroom - Primary	Main	16`6" x 10`0"
Walk-In Closet	Main	4`8" x 10`11"	3pc Bathroom	Basement	7`2" x 4`3"
Other	Basement	4`0" x 11`4"	Bedroom	Basement	21`1" x 11`3"
Laundry	Basement	4`8" x 9`6"	Game Room	Basement	17`0" x 28`6"

Storage	Basement	13`1" x 18`3"	Furnace/Utility Room	Basement	7`5" x 5`6"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	8111597

Remarks

Pub Rmks: ***Open house Saturday Oct. 5, 1-4pm and Sunday Oct. 6, 2-5pm* Discover the perfect blend of urban elegance, and tranquility in this beautiful, fully renovated 3+1 bed, 3 bath bungalow with over 2800sqft of living space nestled on a quiet cul-de-sac. Step inside to a spacious and inviting open floor plan, highlighted by a stunning floor-to-ceiling fireplace that warms both the living and dining rooms. The kitchen features custom cabinetry, high-end appliances, and ample counter space. With a master bedroom that boasts a huge closet and spa ensuite with walk in shower. Additional 2 bedrooms with built in desks, and 4 pc bath complete the floor. The lower level is the ultimate entertaining space, with a large bedroom, full bathroom, and a cozy second living area complete with a wet bar and fireplace. Completed in 2022, the full professional renovation includes high-end finishes, custom-built cabinetry throughout, new windows, and a brand-new deck, making this home a true gem. Additional features include a huge storage room, intentional built-in storage throughout, new hot water tank, new rear fence and a heated garage. This property offers a serene retreat with a west-facing, private, and meticulously landscaped yard. Located just blocks from Nose Hill Park, this home backs onto a path leading to schools, parks, and nearby ridges. It offers easy access to major routes while remaining nestled in a peaceful neighbourhood. This home offers privacy, modern upgrades, and a beautiful location. Don't miss your chance to make it yours!**

Inclusions:
Property Listed By: **Blinds, Closet Organizers, Garage Heater, Shed
CIR Realty**

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













