



THE
A-TEAM

**RE/MAX
FIRST**

127 EDGEWOOD Drive, Calgary T3A 2T3

MLS®#: **A2170225**

Area: **Edgemont**

Listing Date: **10/03/24**

List Price: **\$920,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**

Finished Floor Area

Abv Sqft: **2,211**

Low Sqft:

Ttl Sqft: **2,211**

Lot Information

Lot Sz Ar: **7,416 sqft**

Lot Shape:

DOM

48

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Irregular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 12`6"
Living Room	Main	16`2" x 14`0"
Great Room	Main	14`6" x 12`6"
Den	Lower	15`2" x 12`0"
Bedroom	Second	10`10" x 10`4"
Bedroom	Lower	13`4" x 13`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 9`6"
Family Room	Lower	14`0" x 12`0"
Game Room	Lower	17`2" x 12`0"
Bedroom - Primary	Second	14`2" x 13`8"
Bedroom	Second	10`10" x 9`4"
2pc Bathroom	Main	

3pc Bathroom
3pc Bathroom

Lower
Second

4pc Ensuite bath

Second

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8011560

Remarks

Pub Rmks:

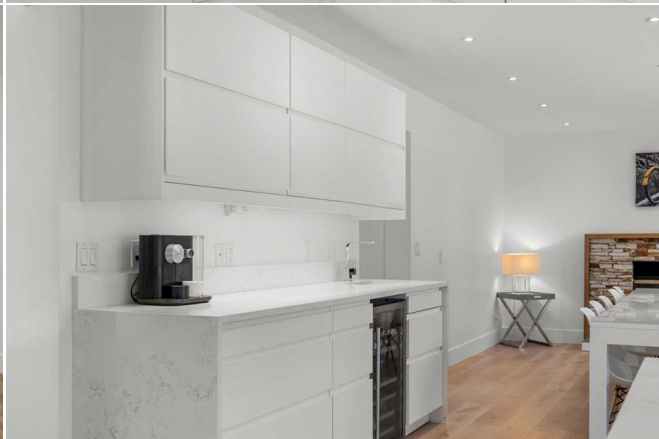
Welcome to this beautifully upgraded home in the desirable community of Edgemont. Situated on a quiet street and backing onto a serene green space, this spacious 2-storey home offers the perfect blend of modern elegance and comfortable family living. The main floor boasts a bright and open layout featuring a formal dining room, front great room with large south facing windows and a cozy living room with a wood burning fireplace. The gourmet kitchen is a chef's dream, complete with quartz countertops, a peninsula island, built-in stainless steel built-in appliances, white cabinetry, and an induction cooktop stove. Enjoy views of the expansive backyard through the bay window, which highlights the charming stone accent wall. The kitchen also offers extra built-ins, including a beverage fridge. Also included on the main level is the powder room and a convenient rear mudroom with upgraded laundry area. Upstairs, you'll find three generously sized bedrooms, including a huge primary bedroom with a walk-in closet and a luxurious 4-piece en-suite featuring in-floor heating, a soaker tub and a curb-less walk-in shower. The upper level also features vaulted ceilings with wood paneling and a versatile central room with a built-in desk and bookshelves—ideal for a home office or study area. The main 3-piece bathroom is perfect for the kids and they will love the space of their own. The fully developed basement adds even more living space with a 4th bedroom, a den, a recreation room, family room and a 3-piece bathroom with another curb-less walk-in shower. Step outside to your private oasis: a large backyard with a partially covered deck, a storage shed, and a play structure—all backing onto peaceful green space. The double attached garage completes this incredible package. This home has been meticulously updated with modern light décor, new paint, upgraded bathrooms, stylish lighting, and flooring throughout. With central air conditioning and a newer furnace this property offers everything you need for comfortable, upscale living. Don't miss this opportunity to own a truly special home in one of Calgary's most sought-after neighborhoods!

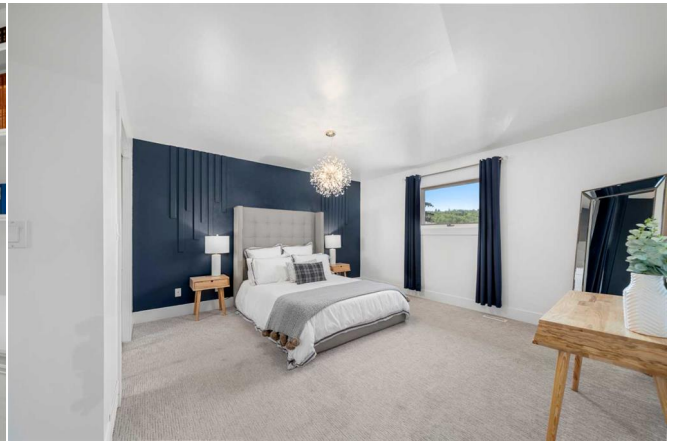
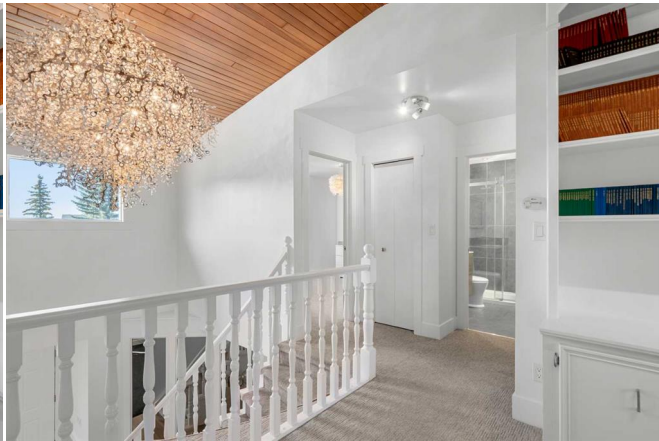
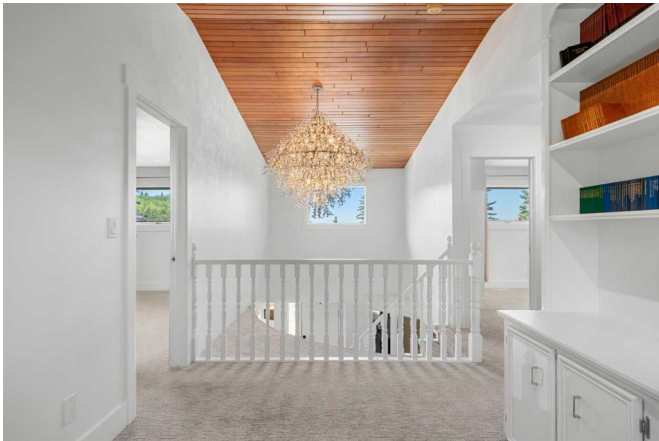
Inclusions:
Property Listed By:

Shed
RE/MAX First

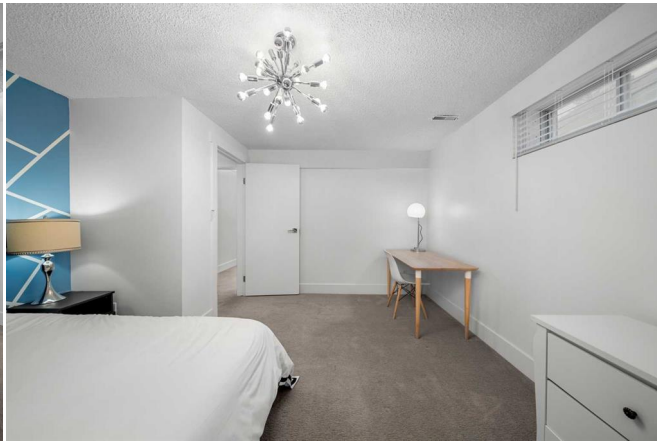
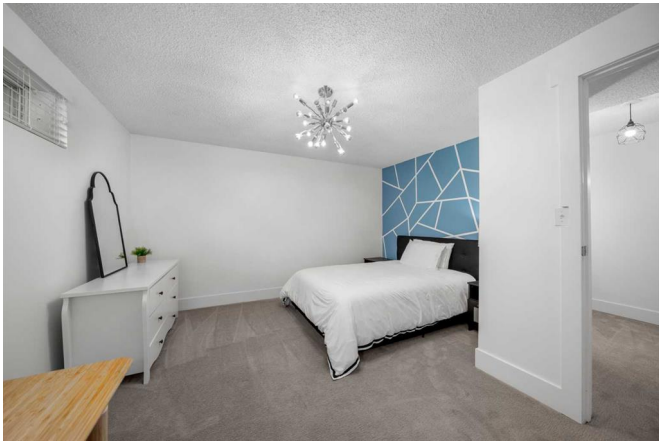
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













137 EDGEWOOD DRIVE SW
 AREA - 1354 SQ. FT. / 127 SQ. FT.
 GARAGE - 284 SQ. FT. / 284 SQ. FT.
 MAIN TOTAL - 2171 SQ. FT. / 205 SQ. FT.
 BASEMENT - 138 SQ. FT. / 116 SQ. FT.

DETACHED SINGLE FAMILY
 *SIZES ARE APPROXIMATE AND VARY TO EXTERIOR FOUNDATION



DAVID ANDERSON
 DESIGN FIRST
 SEPTEMBER 3, 2024