



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**25 EDGEFORD Way, Calgary T3A 2S9**

MLS®#: **A2170724**

Area: **Edgemont**

Listing Date: **10/05/24**

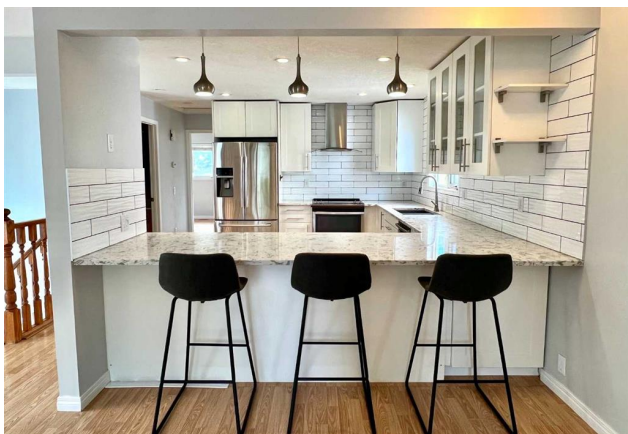
List Price: **\$619,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Finished Floor Area  
Abv Sqft: **984**  
Low Sqft:  
Ttl Sqft: **984**

Lot Information

Lot Sz Ar: **4,305 sqft**  
Lot Shape:

DOM

**48**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Detached,RV Access/Parking**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`4" x 9`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 8`8"</b>
<b>Family Room</b>	<b>Basement</b>	<b>19`5" x 15`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`0" x 9`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`1" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 11`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 10`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`5" x 4`3"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC-2**

**7811550**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded and spacious bi-level home located in the sought-after Edgemont community, situated on an RC-2 lot. As you step inside, you'll be greeted by an open and airy living space, with large windows in the living room and dining area that allow natural light to flood in throughout the day. The modern kitchen has been fully renovated with elegant granite countertops, stylish cabinetry, and plenty of storage space. This single-family home features two levels of equal size, each with its own separate entrance, offering a total of four large bedrooms and two full bathrooms. The basement, with its large windows, is a legal rental suite. It includes a cozy fireplace and a spacious media room with custom-built shelving for sound equipment. Both the main level and basement feature hardwood floors, with the basement flooring newly replaced in 2024. The front of the house offers parking for two vehicles, in addition to a widened, raised double garage with its own furnace and an RV parking space. Outside, you'll find an expansive deck as well as a smaller one, along with front and back lawns perfect for gardening and outdoor activities. Recent upgrades include a new furnace installed in 2023, a relatively new water heater, and well-maintained windows and roofing. The home is conveniently located near Edgemont Elementary School, Tom Baines Junior High, and Sir Winston Churchill High School. Quick access to Crowchild Trail, Stony Trail, and John Laurie Blvd, as well as nearby Superstore, Costco, gas stations, and convenience stores, makes this home an excellent choice for both personal living or investment.**

Inclusions:  
Property Listed By: **N/A**  
**Grand Realty**

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











