

62 EDGEBANK Circle, Calgary T3A 4S4

A2172892 Edgemont Listing 10/14/24 List Price: **\$828,000** MLS®#: Area:

Status: Active County: Calgary Change: -\$10k, 27-Oct Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town: Calgary

1988 Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft: 1,865

Low Sqft:

Ttl Sqft: 5,403 sqft 1,865

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

68

Ttl Park: 4 Garage Sz: 2

6 (3 3)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Lane, Level, Many Trees, Rectangular Lot

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Vinyl Siding, Wood Frame Heating: Forced Air, Natural Gas

Sewer: Flooring:

Ext Feat: Playground Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat: No Animal Home, No Smoking Home **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`1" x 16`8"	Family Room	Main	14`1" x 15`1"
Kitchen	Main	11`1" x 8`9"	Dining Room	Main	13`1" x 9`11"
Laundry	Main	7`10" x 7`6"	2pc Bathroom	Main	5`2" x 4`3"
Bedroom - Primary	Upper	12`0" x 13`7"	Bedroom	Upper	10`9" x 8`6"
Bedroom	Upper	13`1" x 9`3"	4pc Bathroom	Upper	11`10" x 6`9"
5pc Ensuite bath	Upper	12`10" x 8`10"	Bedroom	Basement	9`6" x 11`0"
Bedroom	Basement	9`11" x 12`9"	3pc Bathroom	Basement	8`3" x 6`0"

Game Room Basement 18`2" x 10`2" Furnace/Utility Room Basement 16`9" x 7`9"
Flex Space Basement 11`10" x 6`0" Bedroom Basement 9`11" x 12`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **8711441**

Remarks

Pub Rmks:

Open House October 19, Saturday 1:00-4:00pm, Welcome to Edgebank Circle! This exceptional home is perfectly situated within walking distance of the highly regarded Edgemont Elementary School and Tom Baines Middle School. This is the opportunity you've been waiting for! As you step inside, you'll be greeted by beautiful hardwood flooring that extends throughout the living and dining areas. The large windows allow natural light to flood the space, creating a bright and inviting atmosphere. The heart of the home is the kitchen, which features ample cupboard and counter space, stainless steel appliances, and a central island with a butcher block countertop. The adjacent eating nook overlooks the expansive south-facing backyard with back lane and provides access to the upper deck. In the living room, you'll find a cozy wood-burning fireplace surrounded by built-in shelving, perfect for relaxing. A convenient 2-piece powder room and main floor laundry complete this level. Upstairs, the primary retreat awaits, offering a newly renovated ensuite oasis with in-floor heating, a tile shower, and a large soaker tub. Down the hall, there are two additional bedrooms and another newly renovated full bathroom. The walk-out, fully developed basement boasts 2 more bedrooms and an office space, a full bathroom, and a large rumpus room, along with plenty of storage. Step outside onto the patio and enjoy the privacy of the backyard, surrounded by mature trees. This home is located in a well-established community and offers numerous updates, including a new furnace (2019) and the removal of 95% of the poly B plumbing. If you're seeking a fantastic family home in a great neighborhood, this is it! Contact your favorite realtor today to schedule a private viewing.

Inclusions:

Property Listed By: TrustPro Realty

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











