



THE
A-TEAM

**RE/MAX
FIRST**

43 EDGEWOOD Place, Calgary T3A 2T8

MLS®#: **A2176608** Area: **Edgemont** Listing Date: **11/01/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **5,392 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,775**
 Low Sqft:
 Ttl Sqft: **1,775**

DOM

20
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Primary Downstairs,Quartz Counters,See Remarks,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Third	9`6" x 9`6"	Bedroom	Third	13`1" x 10`1"
Dining Room	Main	13`9" x 9`10"	Family Room	Third	13`3" x 18`0"
Kitchen	Main	14`9" x 12`3"	Living Room	Main	14`0" x 17`11"
4pc Bathroom	Upper	7`1" x 7`2"	2pc Ensuite bath	Upper	7`11" x 7`3"
Bedroom	Upper	10`4" x 9`9"	Bedroom	Upper	11`5" x 9`11"
Bedroom - Primary	Upper	15`5" x 10`4"	Game Room	Basement	12`8" x 21`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7811409

Remarks

Pub Rmks: **Welcome to 43 Edgewood Place - in the heart of the desirable community of Edgemont, this 4-level split home boasts over 1,770 SQFT, across 4 bedrooms and 3 full bathrooms above the ground level. Vaulted ceilings on the main floor and a large oversized bow window, skylight that lets plenty of natural light into the living room and dining room. A sizable kitchen comes with the nook, quartz countertop , portable island & overlooking to a private backyard with a snow apple tree . A southwest facing patio is accessible off the dining room for seasonal entertaining. The primary bedroom comes with 1-4 pce ensuite with Jetted tub. There are 4 shutters (upper ones are motorized) in this beautiful home.. Third level developed an extra bedroom, 1-3 pce bathroom, and a sunroom with the City permit, off a large family room with gas fireplace & bookshelves besides. A developed large recreation room in the fourth level has egress windows with shutters. This level is good for any exercise like Yoga, table tennis , social gathering or even setting up the theatre etc... Tons of storage area in the crawl spaceThis property is a must see given location tucked away on a quiet Cul-De-Sac with mature trees around, and desirable schools , parks and bus stops nearby.. Most windows and patio doors have been recently upgraded (2018), the shingle updated in 2010 , the sunroom built in 2020 , the kitchen and the entrance floor upgraded in 2022. Heated double attached garage, private backyard and a back lane as added bonus! Book your private showing today!**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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











