



THE
A-TEAM

**RE/MAX
FIRST**

44 EDGE PARK Court, Calgary T3A 4E6

MLS® #: **A2178739** Area: **Edgemont** Listing Date: **11/14/24** List Price: **\$849,999**
 Status: **Active** County: **Calgary** Change: **+\$50k, 20-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1985**
Lot Information
 Lot Sz Ar: **5,640 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,777**
 Low Sqft:
 Ttl Sqft: **2,777**

DOM

6
Layout
 Beds: **7 (5 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Gas Range, Refrigerator, Washer/Dryer**
 Int Feat: **Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"	Breakfast Nook	Main	8`10" x 14`1"
Dining Room	Main	10`2" x 13`7"	Kitchen	Main	10`2" x 11`3"
Laundry	Main	12`7" x 9`0"	Living Room	Main	13`11" x 16`4"
4pc Bathroom	Second	5`0" x 10`11"	4pc Ensuite bath	Second	12`2" x 8`5"
Bedroom	Second	13`1" x 14`4"	Bedroom	Second	16`0" x 16`2"
Bedroom	Second	10`1" x 14`4"	Bedroom	Second	11`3" x 11`1"
Bedroom - Primary	Second	12`6" x 14`4"	4pc Bathroom	Basement	7`5" x 6`4"

Bedroom
Game Room

Basement
Basement

13`5" x 9`8"
13`5" x 15`0"

Bedroom

Basement

11`7" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111252

Zoning:
R-CG

Remarks

Pub Rmks: **FULLY RENOVATED | DOUBLE ATTACHED GARAGE | BRAND NEW ROOF SHINGLES | 7 BED & 3.5 BATH | Welcome to this stunning Tudor home in the desirable community of Edgemont, Calgary! This beautifully designed 7-bedroom, 3.5-bathroom residence combines modern elegance with spacious living areas, perfect for families and entertaining. Enjoy charming curb appeal, landscaped front gardens, and a welcoming entrance with a curved staircase. The home offers eight generously sized bedrooms, providing ample space for personalization. The renovation list is endless! It features updated bathrooms, kitchen, flooring, new paint, brand new roof shingles, and much more. The main floor boasts an inviting open layout, seamlessly connecting the kitchen, and dining area. The chef's kitchen features modern appliances and sleek granite countertops. The bright living area, adorned with large windows, floods the space with natural light. The main floor also features a powder room and a lovely area that can be used as an office, bedroom or a family room. The second floor has 5 bedrooms. It features an area that can be used as a 5th bedroom up or a bonus room instead. The luxurious master suite has an ensuite bathroom for privacy and convenience. The second floor is completed with a 5 piece main bathroom. Downstairs, the basement impresses with 2 bedrooms, 1 full bathroom and a recreational area. The exterior features a spacious 5600+ SF lot with tons of usable space. Experience the scenic views Edgemont is known for, with easy access to natural surroundings, parks, and walking trails steps away. This property is going to sell quick, contact your favorite Realtor and act now!**

Inclusions: **NONE**
Property Listed By: **Real Broker**

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











