



THE
A-TEAM

**RE/MAX
FIRST**

49 EDGELAND Close, Calgary T3A 3B1

MLS®#: **A2183259** Area: **Edgemont** Listing Date: **12/10/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,622**
 Low Sqft:
 Ttl Sqft: **1,622**

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	25`4" x 16`2"	Kitchen	Main	15`9" x 7`11"
Entrance	Main	8`1" x 4`0"	Dining Room	Main	10`7" x 6`0"
Pantry	Main	3`0" x 2`4"	Game Room	Basement	15`9" x 15`10"
Bedroom - Primary	Main	14`3" x 13`11"	Furnace/Utility Room	Basement	16`7" x 15`10"
Walk-In Closet	Main	9`3" x 4`4"	4pc Bathroom	Basement	7`7" x 4`11"

5pc Ensuite bath	Main	9`4" x 8`2"	Bedroom	Basement	17`1" x 11`5"
Laundry	Main	9`4" x 5`8"	Foyer	Basement	12`4" x 6`3"
Bedroom	Main	14`6" x 10`11"	4pc Bathroom	Main	10`9" x 4`11"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$637	Fee Simple	M-CG
	Fee Freq:	
	Monthly	

Legal Desc: **9010709**

Remarks

Pub Rmks: **Spacious 3-Bedroom Townhouse with Modern Upgrades and Spa-Like Bathrooms Welcome to your dream home! This newly renovated 3-bedroom townhouse offers the perfect blend of modern living, ample space, and a serene location. Situated minutes from major shopping districts and top schools, including the University of Calgary, this property is a rare find in a peaceful and family-friendly neighborhood. Property Highlights: Spacious Rooms Throughout: Every room in this home is designed with comfort and functionality in mind, offering plenty of space for your family to grow and thrive. Brand New Appliances: Enjoy a fully upgraded kitchen with modern, stainless steel appliances that are both stylish and functional. Gorgeous Kitchen: A thoughtfully designed kitchen with ample cabinet space, stunning countertops, and a dining area that seamlessly connects to the back deck, perfect for indoor/outdoor living. Newly Renovated Interior: Featuring new flooring, modern trim, and a fresh design throughout, this home is move-in ready with no detail overlooked. Poly B Plumbing Removed: A major upgrade! Outdated Poly B plumbing has been fully replaced with modern piping for long-term peace of mind. Additionally, all water lines have been updated, and a new hot water tank has been installed for reliability and efficiency. Massive Living Room: Vaulted ceilings and a cozy wood-burning fireplace with a gas starter create the perfect atmosphere for relaxation. Built-in shelving adds both functionality and charm. Primary Retreat with Spa-Like Ensuite: The primary bedroom features a custom walk-in closet and an indulgent 5-piece ensuite. Pamper yourself in the luxurious jetted soaker tub, perfect for unwinding after a long day, or refresh with dual sinks and a spacious shower. Massive Bonus Room in the Basement: Perfect for a home theater, playroom, or games room, this bonus space adds incredible versatility to the home. Finished Basement: In addition to the bonus room, the basement includes a rec room, a third bedroom, a full bathroom, and ample storage - ideal for guests, older children, or hobbies. Amazing Backyard View: Enjoy warm weather on your sunny west-facing deck, overlooking towering trees and lush greenery. Perfect for hosting BBQs or unwinding with a good book. Quiet and Peaceful Neighborhood: Nestled in a tranquil community with quick access to parks, playgrounds, and transit options. Additional Features: Spa-Like Bathrooms: Each bathroom has been thoughtfully designed to feel like a luxurious retreat with modern fixtures and elegant finishes. Insulated and Drywalled Double Attached Garage: Plenty of parking space for vehicles and storage. Proximity to Amenities: Minutes from shopping, schools, and outdoor activities, this home is ideal for families and professionals alike. This home combines modern upgrades, functional living spaces, and an unbeatable location. Don't miss the chance to make it yours! Contact your realtor to schedule a private viewing.**

Inclusions: **none**
Property Listed By: **First Place Realty**

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









