



THE
A-TEAM

**RE/MAX
FIRST**

296 EDGEBANK Circle, Calgary T3A 4V9

MLS®#: **A2185345**

Area: **Edgemont**

Listing Date: **01/09/25**

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **6,587 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot,Irregular Lot,Level,Street Lighting**
Park Feat: **Double Garage Attached,Driveway**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 16`4"
Eat in Kitchen	Main	11`0" x 12`6"
Laundry	Main	8`11" x 6`7"
Bedroom - Primary	Upper	15`11" x 13`0"
Bedroom	Upper	12`1" x 10`2"
5pc Ensuite bath	Upper	13`0" x 9`8"
Bedroom	Lower	13`7" x 9`8"

Room	Level	Dimensions
Kitchen	Main	14`5" x 13`0"
Dining Room	Main	13`0" x 9`11"
2pc Bathroom	Main	5`5" x 5`4"
Bedroom	Upper	21`10" x 9`7"
4pc Bathroom	Upper	9`8" x 4`11"
3pc Bathroom	Lower	6`3" x 4`8"
Flex Space	Lower	11`5" x 7`8"

Family Room
Furnace/Utility Room

Main
Lower

15`5" x 12`7"
16`9" x 9`5"

Game Room

Lower

17`7" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8810639

Zoning:
R-CG

Remarks

Pub Rmks: **Exceptional Location in Edgemont Discover unparalleled value in this beautifully maintained 2-storey home, perfectly situated on a peaceful street with no sidewalks to shovel. This prime location offers unparalleled convenience, being within walking distance to Edgemont School, shopping centers, gas stations, coffee shops, restaurants, scenic walking paths, and the renowned Nose Hill Park. Just minutes away are Superstore, Hamptons Co-op, Hamptons Golf Club, and the new TNT Supermarket in Sage Hill. Step into the tiled entrance, featuring soaring 2-storey ceilings and an elegant circular staircase with oak railings, setting the tone for this impressive home. The main floor boasts gleaming hardwood floors in the spacious living, dining, and family rooms, while the kitchen features tile flooring, a large eating nook, and plenty of space for culinary creativity. A convenient 2-piece bath and a mudroom with laundry complete the main level. The family room, anchored by a cozy fireplace and built-in oak cabinetry, is perfect for gatherings. Ascend the stunning circular staircase to the second floor, where you'll find three generously sized bedrooms. The primary suite offers a walk-in closet and a luxurious 5-piece ensuite. A skylight brightens the 4-piece main bathroom, and the oversized second bedroom provides versatile space for your needs. The developed basement expands your living options with a large bedroom, a 3-piece bath, a family room, and a flexible great room or gym area. Additional upgrades include a new furnace (2022), a newer hot water tank, and a newer roof, ensuring peace of mind for years to come. Step outside to enjoy the backyard oasis, complete with a large brick patio—perfect for relaxation and outdoor entertaining. Nestled in the sought-after community of Edgemont in NW Calgary, this home offers easy access to green spaces, walking and bike paths, Nose Hill Park, tennis courts, fitness facilities, and top-rated schools, including Edgemont School, Tom Baines Junior High, and Sir Winston Churchill High School. Commuting is effortless with major routes such as John Laurie Boulevard, Crowchild Trail, and Stoney Trail, providing quick access to the University of Calgary, Dalhousie LRT station, Foothills Hospital, downtown, the airport, and shopping hubs like Cross Iron Mills, Beacon Hill (with Costco), and more. Don't miss this opportunity to live in one of Calgary's most desirable neighborhoods. Book your private viewing today!**

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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













