



THE
A-TEAM

**RE/MAX
FIRST**

186 EDGEVALLEY Close, Calgary T3A 5E5

MLS®#: **A2197979** Area: **Edgemont** Listing Date: **02/28/25** List Price: **\$859,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **5,749 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,384**
 Low Sqft:
 Ttl Sqft: **1,384**

DOM

9
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Landscaped,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Open Floorplan,Vaulted Ceiling(s)**
 Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------------|-----------------|------------------------|
| Living Room | Main | 13`4" x 13`0" |
| Breakfast Nook | Main | 13`5" x 10`3" |
| Bedroom - Primary | Main | 15`11" x 12`4" |
| Bedroom | Basement | 13`11" x 11`11" |
| 4pc Ensuite bath | Main | 10`10" x 5`11" |
| 4pc Bathroom | Basement | 7`6" x 4`11" |
| Family Room | Basement | 32`2" x 18`2" |

| Room | Level | Dimensions |
|---------------------|-----------------|-----------------------|
| Kitchen | Main | 15`5" x 12`2" |
| Dining Room | Main | 15`7" x 8`11" |
| Bedroom | Main | 13`2" x 9`7" |
| Bedroom | Basement | 13`0" x 11`11" |
| 4pc Bathroom | Main | 8`10" x 5`0" |
| Laundry | Main | 7`3" x 5`11" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9212697

Remarks

Pub Rmks: **Situated on a quiet street just steps from ravine pathways and bike trails, this beautifully designed bungalow with WALKOUT basement offers near 2800 square feet of total living space and breathtaking panoramic views. With fewer stairs to climb, this home is perfect for those seeking both comfort and accessibility. The main floor features a bright, spacious kitchen with a two-story window wall, flooding the space with natural light and showcasing stunning views. The open-to-below design enhances the airy feel, seamlessly connecting to the expansive basement recreation area. Two generously sized main-floor bedrooms both feature vaulted ceilings, including a master bedroom with a private ensuite, plus an additional full bath on the main level. The walkout basement offers two more large bedrooms, another full bath, and an oversized recreational room complete with a cozy gas fireplace and built-in wall unit—perfect for entertaining or relaxing. A recently upgraded water tank adds to the home's modern comforts. Enjoy the convenience of being within walking distance to bus stops, off-leash dog parks, with easy access to the Edgemont Superstore, top-rated schools, the University of Calgary, hospitals, shopping, LRT, and downtown. Don't miss this rare opportunity to own a home that combines thoughtful design and an unbeatable location—schedule your viewing today!**

Inclusions:
Property Listed By: **Window Covering (As-is)
TREC The Real Estate Company**

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







