

164 Edgemont Estates Drive NW

Calgary, Alberta

MLS # A2245142



\$569,900

|             |                                                                            |            |          |
|-------------|----------------------------------------------------------------------------|------------|----------|
| Heating:    | Forced Air                                                                 | Water:     | -        |
| Floors:     | Carpet, Ceramic Tile, Linoleum                                             | Sewer:     | -        |
| Roof:       | Metal                                                                      | Condo Fee: | -        |
| Basement:   | Finished, Full                                                             | LLD:       | -        |
| Exterior:   | Cedar, Wood Frame                                                          | Zoning:    | M-C1 d75 |
| Foundation: | Poured Concrete                                                            | Utilities: | -        |
| Features:   | Ceiling Fan(s), Granite Counters, No Smoking Home, Storage                 |            |          |
| Inclusions: | TV & Wall Mount in Lower Level Rec Room; Shelving in Basement Utility Room |            |          |

Terrific opportunity in this fantastic townhome backing onto the nature reserve in Edgemont Estates. This fully finished home - with no condo fees &ndash; is south facing for plenty of natural light. Enjoy over 2100+ sq ft of developed space that has been exceptionally well cared for. The front foyer opens to a sunny living room with gorgeous, vaulted ceilings and a fireplace feature wall. Across the room enjoy the upgraded Pella sliding patio doors that open to a huge balcony with views and a brand-new awning. The kitchen has been updated and includes beautiful full height raised panel cabinetry, granite countertops, undercabinet lighting, upgraded appliances and a cozy breakfast nook. The kitchen opens to a family room with another set of Pella sliding patio doors that lead to a large deck overlooking the fenced and landscaped backyard. The main level also includes a dining room and convenient 2-piece bath. A classic wood & iron spindle railing with open riser stairwell leads up to the top level and the huge primary bedroom with 5-piece ensuite. Across the hall there is a guest bedroom and adjacent 4-piece bathroom. The lower-level recreation room is ideal for games or movie nights with family. There is plenty of storage space and a large laundry room with additional cabinets and water softener. An attached oversize double garage with plenty of storage includes a driveway with additional parking. All new Pella windows were installed in 2015, the entire exterior of the home was painted in 2023 and a long-lasting 40+ year Decra metal roof was installed in 2008. Steps to the Edgemont Athletic, Schools, Parks and Playgrounds and a short drive to the LRT, Restaurants, Golf, U of C, Hospitals & Shopping!