

**111 Edforth Place NW**  
**Calgary, Alberta**

**MLS # A2293859**



**\$754,888**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,774 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	NONE		

OPEN HOUSE SATURDAY MARCH 28th, 2-4PM! HOME SWEET HOME! You're going to fall in love with this SPECTACULAR WALK-UP BUNGALOW in the heart of the extremely sought-after NW community of EDEGEMONT, perfectly nestled on a quiet family-friendly cul-de-sac on a LARGE LOT! This home is immaculately maintained and loaded with original charm and character that is rare to find these days. Offering 6 bedrooms, 3 Full bathrooms and 3,471+ fully finished, move-in ready SQFT of living space. Heading inside past the amazing curb appeal you will instantly notice the incredible pride of ownership and attention to detail. The main floor offers a spacious foyer with built-in shelving, the stylish living room with Vaulted ceilings and large windows that floods the house in natural sunlight, formal dining area (currently an office/piano room), a gourmet chef's kitchen with quartz countertops with peninsula breakfast bar, premium stainless steel appliances, built-in coffee nook and ample cabinet space, a bright kitchen nook with bay window, a cozy family room with brick wood burning fireplace perfect for those cool winter nights and patio doors leading to your huge back yard! Completing the main floor are 3 great sized bedrooms including the primary retreat complete with a 4 piece ensuite with a vintage 2 person soaking tub and separate shower and a full 4 piece bathroom. The fully finished walk-up basement with a separate entrance is perfect for a growing family or future investment/rental potential. The basement features 3 more large bedrooms (including another primary bedroom), 3 piece bathroom, laundry room, spacious recreation room with kitchenette and wet bar which walks out to a covered patio and utility room with tons of storage space. MAJOR UPDATES include a New Lennox furnace (2023), two hot water tanks (2018),

energy-efficient triple-pane windows with new window coverings (2020), and CENTRAL AIR CONDITIONING. Outside, you will find a double attached garage with 4 driveway parking spots and the massive, fully fenced and beautifully manicured backyard with a balcony, huge patio with tons of space for barbequing and entertaining, and a convenient shed with a hot tub building (rough-in). You can't beat this DREAM LOCATION that's perfect for outdoor enthusiasts steps from Nose Hill Park with access to three off-leash dog parks and over 30 kms of scenic walking and biking pathways, desirable schools- Edgemont School, Tom Baines School and Sir Winston Churchill, Nose Hill Park, public transportation, shopping and a close drive to Downtown Calgary. MUST VIEW! Book your private viewing of this GEM today!