

**142 Edgeview Road NW**  
**Calgary, Alberta**

**MLS # A2296914**



**\$929,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Edgemont                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | 2 Storey Split                               |               |                   |
| <b>Size:</b>     | 2,847 sq.ft.                                 | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway             |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Fireplace(s), Forced Air, Natural Gas            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Clay Tile   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame, Wood Siding                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, French Door, Granite Counters, No Smoking Home, Pantry |                   |      |

**Inclusions:** NA

This is the property you have been waiting for to come back on the market! Gorgeous 5 bedroom 3.5 bathrooms in the highly sought after community of EDGEMONT. This home boasts of tons of appealing features. Walk in to the open-to-below entrance and make your way up to the main floor with living room, formal dining that flows into a big kitchen. From there the sunroom/solarium is beautiful sit out next to the large deck ( built in 2020). On the main floor there is additional cozy family room ,2pc guest bath and a large den/home office with built in bookcase. On the Upper level, there is a huge primary bedroom with a 5pce ensuite spa. There are other good size rooms , a laundry room and another 3pce bathroom that complete this level. On the lower level there is another bedroom with a 3pce bathroom for your guests, situated in a spacious walkout basement with huge rec room and mudroom. Natural light floods the entire property through huge windows. The Poly B has been replaced recently - all through the house. .Two high efficiency TRANE furnaces were installed Dec 2021 and Jan 2022, as well as rough in for central air-conditioning. Hot water tank was replaced June 2018. This home is well situated within proximity of tons of infrastructure - schools, shopping, transit systems. RPR with compliance available.