

248 Edgevalley Way NW
Calgary, Alberta

MLS # A2249243



\$900,000

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|-----------|------------------------|--------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,871 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard | | |

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|-------------|--|
| Heating: | Standard, Forced Air |
| Floors: | Carpet, Hardwood |
| Roof: | Pine Shake |
| Basement: | Finished, Full, Walk-Out To Grade |
| Exterior: | Brick, Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Smoking Home, Open Floorplan, Walk-In Closet(s) |

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|------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: N/A

Openhouse August 16, 3:30pm to 5:30pm. Welcome to this stunning and exceptionally spacious WALK-OUT BUNGALOW, offering over 1,871 sq. ft. on the main level and more than 3700 sq. ft. of developed living space and an impressive lot size of approximately 7,000 sq. ft! This bright and open home is filled with natural light, featuring a large living room with expansive windows, a generous kitchen with a big breakfast nook, and beautiful ravine views overlooking Simons Valley. The fully developed walk-out basement provides incredible space and offers suite with a potential of legalizing with city approval, perfect for extended family or future rental opportunities. With a total of 5 spacious bedrooms and 3 full bathrooms, this home easily accommodates families of all sizes. Quality finishes include classic oak detailing throughout, while the oversized double attached garage adds convenience and extra storage. Situated in a fantastic location, close to schools, shopping centers, transit, and all amenities, this property combines comfort, functionality, and potential. Don't miss this rare opportunity to own a home of this size and caliber with a walk-out basement and spectacular views!