

156 Edgevalley Circle NW
Calgary, Alberta

MLS # A2259770



\$899,900

Division:	Edgemont		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,398 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Recta		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SAT. SEPT. 27 & Sun SEPT. 28-2:00-4:00 Welcome to this exceptional, spacious, 2 story home with finished basement & located in Edgevalley in the desirable NW community of Edgemont. Siding on green space & conveniently situated within a short walk to the elementary schools, ravines, pathways & Nose Hill Park as well as a short distance to the Foothills & Children's Hospitals, University, C-Train station & various shopping choices. This home has an inviting main floor with soaring ceilings in the family room adjacent to an updated kitchen with breakfast nook, a huge pantry, granite countertops, under cabinet lighting, newer appliances & a new patio door opening to an oversized south facing deck, perfect for your outdoor enjoyment. The main floor features a grand foyer adjacent to the spacious LR/DR area perfect for entertaining & a den with closet as well as laundry area & updated 2 piece powder room. The upper floor contains 3 bedrooms with the oversized primary bedroom open to a beautifully updated, spa-like 5 piece ensuite bath having a soaker tub, stand alone shower & extra large walk-in closet. The main 4 piece bath is shared by the additional 2 bedrooms & is also updated. The lower level is developed with a expansive media/games room, hobby room with closet as well as a 3 piece bath & plenty of storage space. Most of the windows in the home have been replaced, the exterior painted & the back yard nicely re-landscaped. This family home is a must view for anyone looking to enjoy all the amenities of this desirable NW community!