

## 8 Edgeland Bay NW Calgary, Alberta

**MLS # A2227583**



**\$729,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Pantry, Storage		

**Inclusions:** Alarm system hardware (as is), storage shed, washer & dryer in basement

Sensational value in this warm & inviting bungalow tucked away in this cul-de-sac in the highly-desirable family community of Edgemont, offering a total of 3 bedrooms & 3 bathrooms, 2 decks & great-sized backyard with low-maintenance fencing. Available for quick possession, you'll love the family-friendly floorplan of this lovely home, which enjoys a bright & airy living room with large bay window, open to the spacious dining room which is perfect for family dinners & entertaining. The eat-in kitchen has laminate floors & lots of cabinet space, with pantry & white/stainless steel appliances including Samsung dishwasher & Whirlpool stove/convection oven. A step down from the kitchen is the cozy family room with wood-burning fireplace & access onto the large balcony. Main floor has 3 bedrooms & 2 full bathrooms; the primary bedroom has 2 mirrored closets, ensuite with shower & its own private access onto the balcony. The walkout basement is finished with a great-sized games room & huge recreation room, half bathroom & utility/storage room with built-in shelving & workbench. Additional features include laundry on both the main & walkout levels, large storage shed & patio in the fenced backyard, tile floors in the 2 main floor bathrooms & finished 2 car garage with lots of extra parking on the driveway. A fantastic home in this prime location only minutes to Edgemont Superstore, neighbourhood schools & bus stops, with quick easy access to major retail centers, University of Calgary, hospitals & LRT.