

## 164 Edgemont Estates Drive NW Calgary, Alberta

**MLS # A2245142**



**\$569,900**

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Edgemont                                                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                    |               |                   |
| <b>Style:</b>    | 4 Level Split                                            |               |                   |
| <b>Size:</b>     | 1,494 sq.ft.                                             | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Rectangular Lot |               |                   |

|                    |                                                            |                   |          |
|--------------------|------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum                             | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Metal                                                      | <b>Condo Fee:</b> | -        |
| <b>Basement:</b>   | Finished, Full                                             | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Cedar, Wood Frame                                          | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, No Smoking Home, Storage |                   |          |

**Inclusions:** TV & Wall Mount in Lower Level Rec Room; Shelving in Basement Utility Room

Terrific opportunity in this fantastic townhome backing onto the nature reserve in Edgemont Estates. This fully finished home - with no condo fees &ndash; is south facing for plenty of natural light. Enjoy over 2100+ sq ft of developed space that has been exceptionally well cared for. The front foyer opens to a sunny living room with gorgeous, vaulted ceilings and a fireplace feature wall. Across the room enjoy the upgraded Pella sliding patio doors that open to a huge balcony with views and a brand-new awning. The kitchen has been updated and includes beautiful full height raised panel cabinetry, granite countertops, undercabinet lighting, upgraded appliances and a cozy breakfast nook. The kitchen opens to a family room with another set of Pella sliding patio doors that lead to a large deck overlooking the fenced and landscaped backyard. The main level also includes a dining room and convenient 2-piece bath. A classic wood & iron spindle railing with open riser stairwell leads up to the top level and the huge primary bedroom with 5-piece ensuite. Across the hall there is a guest bedroom and adjacent 4-piece bathroom. The lower-level recreation room is ideal for games or movie nights with family. There is plenty of storage space and a large laundry room with additional cabinets and water softener. An attached oversize double garage with plenty of storage includes a driveway with additional parking. All new Pella windows were installed in 2015, the entire exterior of the home was painted in 2023 and a long-lasting 40+ year Decra metal roof was installed in 2008. Steps to the Edgemont Athletic, Schools, Parks and Playgrounds and a short drive to the LRT, Restaurants, Golf, U of C, Hospitals & Shopping!