

**44 Edgemont Estates Road NW  
Calgary, Alberta**

**MLS # A2300351**



**\$624,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Wood Windows

**Inclusions:** none

**EDGEMONT TOWNHOUSE WITH NO CONDO FEES!** This large townhouse backs onto the nature reserve with incredible mountain views. It is east facing for morning sun and west facing for wonderful sunsets. The sunny living room is large with high ceilings and has a cozy fireplace, also new knockdown ceiling and newer flooring. The kitchen was updated and has stainless steel appliances. The sink area overlooks the lovely back yard. From the dining area the view is of the mountains as this townhome sits above on a hill. The sliding patio doors step out onto a brand new deck overlooking the fenced and landscaped backyard. Have your coffee on this deck and look out to the mountains. The main level also includes a convenient 2 piece bath. A classic wood and iron spindle railing with open riser stairwell leads u to the top level and the huge master bedroom is there with a very large 5 piece ensuite. The ensuite was just renovated. Across the hall is another 4 piece bath and 2 nice sized bedrooms. All the carpets upstairs are new. The basement has a very open area which can be developed into another bathroom and flex room. The furnace, hotwater tank were replaced. There is a cold room next to the garage and tons of storage under the stairs. The 2 car attached garage has a work space. With room for 4 cars on the driveway and the 2 inside there is parking for 6!