



GRASSROOTS
REALTY GROUP

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33 Edgevalley Way NW
Calgary, Alberta

MLS # A2228417



\$1,125,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), See Remarks, Vinyl Windows		

Inclusions:	Tool Shed is not on RPR.
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Beautiful home has clay tile Roof, Brick and Stucco Exterior, Triple attached Garage, walk to Elementary school. Main floor Living room, Family room, Formal Dining room, Den, Kitchen with nook, full bath. Upper floor has 4 bedrooms, 5 pc Ensuite and an other full washroom. Fully finished basement with room, Great room, full bath and mechanical room. Fully fenced back yard with fire pit. Replaced all triple glassed Lux windows in 2018, 75 Gallon hot water Tank, Heated Garage.