



**GRASSROOTS**  
REALTY GROUP

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**111 Edgebyne Crescent NW**  
**Calgary, Alberta**

**MLS # A2232156**



**\$709,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Mini Refrigerator, Chest Freezer in Garage		

Welcome to your new family home that's a 4 MIN WALK TO RAVINE PATHS/PLAYGROUND, nestled on a QUIET STREET, ready your growing family! This ORIGINAL OWNER home is in IMMACULATE CONDITION and really highlights the pride of ownership. Imagine coming home and appreciating the CURB APPEAL of the stucco exterior, more durable than many other siding options which provides extra peace of mind during hail season (fingers crossed). You're entertaining guests tonight, so the extra 2 parking on the driveway (4 total including garage) and extra street parking on your CORNER LOT ensures your guests all get VIP parking. You feel the expansive openness when you step into your VAULTED CEILING entrance that spans the front living room, private dining, and kitchen. You feel lucky that many of the interior updates are already completed that makes this home MOVE-IN-READY: Carpets, interior paint, new baseboards (2017), and a newer HIGH EFFICIENCY FURNACE (2019). Putting the groceries away from your trip to Superstore (4 mins) and takeout from several restaurants (4 mins), you see that your partner already has the BBQ on the COMPOSITE DECK (also low maintenance and durable), and since you are both busy professionals, you are grateful for LOWER MAINTENANCE YARD. Going upstairs to put your stuff down, you enter your primary suite w/ FULL ENSUITE which is more rare in this era of home. 2 more larger bedrooms and full bath finish the top level, which continues to be great for your larger family. The first guests arrive and you invite them down to the third level living room to hang out and catch up since they are from out of town. You show them their guest bedroom and their own full bathroom so they can keep comfortable. Another out of town guest is arriving soon, and you will show them down the basement

4th level, where they have their own rec room space, bedroom, their own full bathroom, WET BAR, and private WALKOUT ENTRANCE. Based on this great layout, each family won't need to share bathrooms! As your family grows in this home for the long-term, you feel comforted that K-12 schools (2-8 mins) and even UNIVERSITY OF CALGARY (10 mins) are all so convenient. You're going to suggest a nice stroll on this hot summer evening after dinner at NOSE HILL PARK (4 mins) where you and your guests can enjoy the beautiful sunset, while children and pets can get the last bit of energy spent. On Monday, you can sleep in a bit more, since your commute is quite simple to DOWNTOWN (19 mins) or anywhere else you need to go with easy access to Crowchild Tr, Shaganappi Tr, and John Laurier Blvd. Make this dream your reality today, come see this home that's ready for you!