



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

38 Edgeridge Terrace NW
Calgary, Alberta

MLS # A2239558



\$475,000

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,388 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Insulated, Oversized		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Env		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Intercom "as is"		

Your new home is an immaculate, bright, spacious and desirable upper level terrace bungalow-style condo with a rare double attached garage! This type of unit seldom comes up and is located in a great complex in the sought after community of Edgemont. You will fall in love with the open floor plan, 9' ceiling, oversize windows, 2 large balconies with serene views, 2 full baths, 2 walk in closets and so much more. The chef in you will be in awe with the kitchen that boasts an abundance of cabinetry and counter space, pantry, island with breakfast bar and is open to the main living/dining area. At the end of a long work day you can relax in your large living room that is complemented by a gas fireplace or have friends and family over for a gourmet meal and great conversations. The enormous primary bedroom is highlighted by a spa-like ensuite and a walk in closet while the other bedroom is located at the other end of the unit features a walk in closet and is next to the main bathroom. Some of the other features of this great home are a separate laundry room, tons of closet and storage space, updated flooring, lighting and window coverings. Visitor parking is steps from your front door, easy walk to transit, shopping, amenities, the popular Edgemont's ravine system and easy access to major thoroughfares.