



GRASSROOTS
REALTY GROUP

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

203 Edgepark Way NW
Calgary, Alberta

MLS # A2239632



\$1,049,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,183 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Garden, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Post & Beam, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to EDMONTON , one of Calgary's most desirable communities - known for its Top Tier Schools "Sir Winston Churchill High School and Tom Baines School. We proudly present this extensively renovated and fully finished house with open to above floor plan with 5 Bedrooms and 3.5 washrooms , Living Room, Family Room, Dining Room and Main floor office. This house went through comprehensive renovations and now has Brand New -windows, Plumbing(NO POLY-B ANYMORE) kitchen with quartz countertops and stainless steel appliances, washrooms, flooring, carpet , paint(interior and exterior), Lights, Fixtures ,beautiful landscaped backyard with a pergola to enjoy with family and friends and Fully Finished 2 Bedrooms Basement Suite(Illegal) with separate entrance and separate laundry as well. Walking Distance to TOM BAINES AND EDMONTON SCHOOL and Country Hills Shopping Plaza, and just a 10-minute drive to major shopping destinations such as Crowfoot Crossing, Beacon Hill shopping centre, Royal Oak Centre, CF Market Mall, Nose Hill Park, Shane Homes YMCA, and several golf courses, this home offers unparalleled convenience for families prioritizing education and recreation. Please check out 3D Tour and Book your personal showings.