



GRASSROOTS
REALTY GROUP

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139 Edgemont Estates Drive NW
Calgary, Alberta

MLS # A2244044



\$649,900

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Irregular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Wet Bar		

Inclusions: Napoleon BBQ Island, Shed, Gas Heater in Garage

Beautiful townhouse with NO CONDO FEES backing onto a walking path with views of the mountains. Located in the sought after community of Edgemont this unit features almost 2,650sqft of living space with plenty of updates. A main floor with parquet and hardwood flooring, a large front living room with wood burning fireplace with gas starter. Gorgeous kitchen with newer stainless steel appliances including a gas stove and built in wall oven and microwave, granite countertops, side pantry and island with enough room for a couple of bar stools. Large dining room, 2pc bathroom and main floor laundry with upper cabinet storage and countertop. A huge lower family room with 12' ceiling height and access to a south facing private backyard with a great size deck, huge stone patio and built in BBQ island. The upper level features the primary bedroom with double closets and a 3pc ensuite with quartz countertops. Two other great sized bedrooms and full 4pc bathroom with quartz countertops. The basement is fully finished with a second family room and large recreation room with a wet bar. Other features include A/C (2023), double garage with gas heater, newer hot water tank (2022), carpets (2021), updated windows bringing in lots of natural light and updated lighting fixtures. Located close to restaurants, schools, shopping and easy access in and out of the community. This is just as good as a detached home. Don't miss out on this opportunity. Make your private showing today.