



GRASSROOTS
REALTY GROUP

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164 Edgemont Estates Drive NW
Calgary, Alberta

MLS # A2245142



\$569,900

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,494 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Storage		

Inclusions: TV & Wall Mount in Lower Level Rec Room; Shelving in Basement Utility Room

Terrific opportunity in this fantastic townhome backing onto the nature reserve in Edgemont Estates. This fully finished home - with no condo fees – is south facing for plenty of natural light. Enjoy over 2100+ sq ft of developed space that has been exceptionally well cared for. The front foyer opens to a sunny living room with gorgeous, vaulted ceilings and a fireplace feature wall. Across the room enjoy the upgraded Pella sliding patio doors that open to a huge balcony with views and a brand-new awning. The kitchen has been updated and includes beautiful full height raised panel cabinetry, granite countertops, undercabinet lighting, upgraded appliances and a cozy breakfast nook. The kitchen opens to a family room with another set of Pella sliding patio doors that lead to a large deck overlooking the fenced and landscaped backyard. The main level also includes a dining room and convenient 2-piece bath. A classic wood & iron spindle railing with open riser stairwell leads up to the top level and the huge primary bedroom with 5-piece ensuite. Across the hall there is a guest bedroom and adjacent 4-piece bathroom. The lower-level recreation room is ideal for games or movie nights with family. There is plenty of storage space and a large laundry room with additional cabinets and water softener. An attached oversize double garage with plenty of storage includes a driveway with additional parking. All new Pella windows were installed in 2015, the entire exterior of the home was painted in 2023 and a long-lasting 40+ year Decra metal roof was installed in 2008. Steps to the Edgemont Athletic, Schools, Parks and Playgrounds and a short drive to the LRT, Restaurants, Golf, U of C, Hospitals & Shopping!