



GRASSROOTS
REALTY GROUP

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

33 Edgevalley Way NW
Calgary, Alberta

MLS # A2247422



\$1,099,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, See Remarks, Vinyl Windows		

Inclusions: Window Coverings all, Garage Door openers with controls

Beautiful home has a clay tile Roof, Brick and Stucco Exterior. Triple attached Garage, walk to Elementary School. Main floor Living room, Formal Dining room, Family room with Gas Fireplace, Den, Kitchen with a nook and full bath. Upper floor has 4 Bedrooms, 5 pc Ensuite and an other full bath. Fully finished Basement with Large second Family room, Great room, Bed room and full bath. Fully fenced back yard with a Fire pit. 75 Gallon Hot Water Tank, Triple Heated Garage. House was renovated in 2018 including Triple Glassed Lux Windows, Flooring, Bathrooms and Kitchen Granite counter Tops, all windo Coverings.