



GRASSROOTS
REALTY GROUP

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119 Edgepark Villas NW
Calgary, Alberta

MLS # A2253548



\$669,800

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	Bungalow-Villa		
Size:	1,477 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Low Ma		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 545
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	central vac-no attachments		

OPEN HOUSE SAT OCT 18, 3:00-4:30PM or SUN OCT 19, 1:30-3:00PM. Welcome to this extensively renovated bungalow villa featuring a walkout basement in the sought-after community of Edgemont. The removal of the kitchen dividing wall has opened up the main floor, that now features light colored kitchen cabinets, complimenting the quartz countertops and makes room for the new 10' foot island. Renovations have transformed the main bathroom, ensuite , flex room (bedroom or office) along with the massive primary bedroom that includes a spacious walk-in closet. Other focal points of the main floor are the cathedral ceiling, fireplace, balcony overlooking the courtyard and main floor laundry area that accesses the double garage . Both the main and lower floors have new vinyl flooring. The lower floor has a massive recreation area, where several activities can take place from a media room to room for a pool table or hobbies of interest and has access to a lower patio area. The basement also has a spacious flex room that can be used as a large office or workout area. There is also an addition large bedroom and full bath. Other modernizations of the home include new pex waterlines replacing the poly-b, new hi-efficient furnace and hot-water tank along with new windows and coverings. The balcony and patio overlook the large complex greenspace which features a central gazebo. Edgepark Villas is perfect for a retiring couple, but has no age restrictions. This location offers easy access to get around Calgary and is located close to shopping and transit and has easy access to community green space lined with walking paths. This home won't last long on the market, so book a preview or come to the OPEN HOUSE.

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