



GRASSROOTS
REALTY GROUP

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82 Edgevalley Close NW
Calgary, Alberta

MLS # A2259251



\$769,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,077 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot, Street		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Close to Edgemont School, Tom Baines School, and one of the top-ranking high schools-Sir Winston Churchill. Nestled on a quiet street in the heart of sought-after Edgemont, this beautifully maintained 5-bedroom (4 bedrooms on the second floor), 3.5-bathroom home offers over 3,000 sq.ft. of living space and an ideal floor plan for family living and entertaining. Step inside to a welcoming living room highlighted by a large bay window that fills the space with natural light. Continue into the dining room, which seamlessly flows into an open-concept kitchen and a cozy second living room. The main floor also features a versatile flex room ideal as a home office or guest bedroom, offering flexibility to suit your lifestyle. Enjoy your morning coffee or summer BBQs on the sunny south-facing deck and backyard that backs onto a serene green space with walking path, a truly peaceful setting. Upstairs, you'll find FOUR generously sized bedrooms, including the primary retreat with an ensuite featuring a jetted soaker tub and separate shower. The upper level offers ample space for the whole family. The finished basement adds even more living space with a spacious family room, the 5th bedroom, a full bathroom. The large storage space with shelving is perfect for organizing seasonal items. Maintenance and upgrades: new basement and bathroom floor, furnace (2013), A/C (2013), roof & siding (2012), 2 hot water tanks, etc. Don't miss this incredible opportunity. Contact your favorite Realtor to book a showing today!