



GRASSROOTS
REALTY GROUP

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142 Edgeview Road NW
Calgary, Alberta

MLS # A2259252



\$929,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,847 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Clay Tile
Basement:	Full
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bookcases, French Door, Granite Counters, No Smoking Home, Pantry

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

Inclusions: NA

This is the property you have been waiting for to come back on the market! Gorgeous 5 bedroom 3.5 bathrooms in the highly sought after community of EDMONTON. This home boasts of tons of appealing features. Walk in to the open-to-below entrance and make your way up to the main floor with living room, formal dining that flows into a big kitchen. From there the sunroom/solarium is beautiful sit out next to the large deck (built in 2020). On the main floor there is additional cozy family room, 2pc guest bath and a large den/home office with built in bookcase. On the Upper level, there is a huge primary bedroom with a 5pce ensuite spa. There are other good size rooms, a laundry room and another 3pce bathroom that complete this level. On the lower level there is another bedroom with a 3pce bathroom for your guests, situated in a spacious walkout basement with huge rec room and mudroom. Natural light floods the entire property through huge windows. The Poly B has been replaced recently - all through the house. Two high efficiency TRANE furnaces were installed Dec 2021 and Jan 2022, as well as rough in for central air-conditioning. Hot water tank was replaced June 2018. This home is well situated within proximity of tons of infrastructure - schools, shopping, transit systems.