



**GRASSROOTS**  
REALTY GROUP

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**156 Edgevalley Circle NW**  
**Calgary, Alberta**

**MLS # A2259770**



**\$899,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,398 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Recta		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE SAT. SEPT. 27 & Sun SEPT. 28-2:00-4:00 Welcome to this exceptional, spacious, 2 story home with finished basement & located in Edgevalley in the desirable NW community of Edgemont. Siding on green space & conveniently situated within a short walk to the elementary schools, ravines, pathways & Nose Hill Park as well as a short distance to the Foothills & Children's Hospitals, University, C-Train station & various shopping choices. This home has an inviting main floor with soaring ceilings in the family room adjacent to an updated kitchen with breakfast nook, a huge pantry, granite countertops, under cabinet lighting, newer appliances & a new patio door opening to an oversized south facing deck, perfect for your outdoor enjoyment. The main floor features a grand foyer adjacent to the spacious LR/DR area perfect for entertaining & a den with closet as well as laundry area & updated 2 piece powder room. The upper floor contains 3 bedrooms with the oversized primary bedroom open to a beautifully updated, spa-like 5 piece ensuite bath having a soaker tub, stand alone shower & extra large walk-in closet. The main 4 piece bath is shared by the additional 2 bedrooms & is also updated. The lower level is developed with a expansive media/games room, hobby room with closet as well as a 3 piece bath & plenty of storage space. Most of the windows in the home have been replaced, the exterior painted & the back yard nicely re-landscaped. This family home is a must view for anyone looking to enjoy all the amenities of this desirable NW community!