



GRASSROOTS
REALTY GROUP

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37 Edgeford Way NW
Calgary, Alberta

MLS # A2267185



\$579,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

DOUBLE ATTACHED GARAGE!! 1900+ SQFT OF LIVING SPACE!! 4 BED 3.5 BATH!! LOCATED IN SOUGHT AFTER EDMONT!! Step inside to a bright main floor featuring brand new LVP flooring and baseboards, a spacious living area with a cozy fireplace and large window, and a well appointed kitchen with new countertops and flooring alongside ample cabinetry. The dining area is perfect for family meals, and a beautifully updated 2pc bath completes this level. At the back, you'll find access to the double attached garage for added convenience. Upstairs offers new LVP flooring throughout, 3 bedrooms and 2 baths, including a PRIMARY BEDROOM WITH 4PC ENSUITE as all bathrooms on the main and upper floors have been tastefully updated, while the other two bedrooms share another 4pc bath. The fully finished basement includes a bedroom, 3pc bath, laundry area, generous rec room, and wet bar with the potential to be easily illegally/legally suited (subject to City approval). Situated close to shopping, parks, schools (Tom Haines and Churchill), UNIVERSITY OF CALGARY, and EDMONT ATHLETIC, this home blends comfort with unbeatable convenience!