



GRASSROOTS
REALTY GROUP

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32 Edgeridge Terrace NW
Calgary, Alberta

MLS # A2269234



\$449,000

Division:	Edgemont		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,154 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Barbecue on deck. All blinds and drapes

This beautifully upgraded 2-bedroom bungalow townhouse with NO STAIRS offers the perfect blend of comfort, convenience, and serenity. Nestled amongst a beautifully landscaped, tree-lined complex in the neighbourhood of Edgemont, this home provides a tranquil retreat from the hustle and bustle of everyday life. The spacious living area boasts an open-concept layout, featuring a generous sized dining room, a cozy living room with a gas fireplace and an upgraded kitchen with lots of cabinet and counter space! Step right from your dining room onto a private deck that seamlessly extends your living space into the outdoors. Designed for comfort and convenience, this deck is the ideal spot for morning coffee, evening relaxation, or barbecuing on warm summer nights. With privacy in mind, the bedrooms are located on opposite ends of the home- generously sized with the primary featuring a big walk-in closet and its own private ensuite. In addition, the unit features a spacious laundry room tucked in a convenient location- with lots of space and elbow room. Storage isn't a problem as there is a massive crawl space for seasonal items with direct access through the utility room. The single ATTACHED GARAGE feels large and can accommodate shelving and other outdoor tools in addition to a vehicle. Located in a serene, low-traffic area- pride of ownership shines in this complex...you can hear a pin drop on a quiet Sunday afternoon. Just minutes from shopping, dining, and major transportation routes, this bungalow provides the best of both worlds—privacy and accessibility. The complex is well managed and thoughtfully designed with well-maintained pathways, inviting green spaces, and a peaceful ambiance. Don't miss seeing this stunning bungalow townhouse if you are desiring a low-key lifestyle with the benefits of modern upgrades.

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