



GRASSROOTS
REALTY GROUP

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33 Edgevalley Way NW
Calgary, Alberta

MLS # A2272405



\$1,075,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Clay Tile
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: Window Coverings All, Garage Door Opener with Controls

Very beautiful home has Clay tile roof, Brick and Stucco Exterior, Triple front attached Garage. Walk to Elementary School and more. Main floor formal Living room, Formal Dining room, Family room with fireplace, kitchen with nook, Den, Laundry and 3pc bath. Upper floor 4 bedrooms, 5pc Ensuite in Master bedroom, an other full bath. Fully finished basement with Great room, second family room, 5th bedroom and full bath. Triple attached Garage and fully fenced back yard has fire pit. House has renovated in 2018 with Triple Glassed LUX windows, flooring and countertops in all bathrooms and Kitchen, all new Window Coverings.