



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**215 Edgemont Place NW**  
**Calgary, Alberta**

**MLS # A2273438**



**\$790,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,939 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Underground Sprinkler System		

Tucked away on a quiet cul de sac of Edgemont Estates, this unique, original-owner, two-storey home in the established NW community of Edgemont must be seen to be appreciated. A great home for a young family with top rated schools. Soaring, ceilings; a plethora of windows allowing in a flood of natural light; neutral colours; and 1939 sq. ft of living space which includes 4 bedrooms and 2.5 baths is too good to be passed up. Start the tour from the wide, front drive and double, attached, insulated garage and then on to the main level. The living room, dining room, kitchen and breakfast nook are open concept with a combo of tiles and carpet plus a multitude of windows including a bay window in the dining room. The kitchen has everything the aspiring chef needs. An abundance of cabinets; quartz countertops; elegant, white, tiled backsplash; six-burner gas cooktop with overhead fan; large island/breakfast bar for expanded prep area and a second, south-facing bay window over the sink where you can grow your indoor herb garden. Adjacent to the kitchen/breakfast nook is the family room showing off a brick feature wall surrounding a gas fireplace. Imagine those chilly winter evenings gathered here with family. The main level is completed by a laundry/mud room and 2-pc. bath. The carpeted second level features 4 bedrooms. The primary has its own 3-pc. ensuite and the 3 additional bedrooms share a 4-pc. bath with jetted soaker tub. The basement is unfinished and could be your next project. From the breakfast nook access the glass-railed deck and the fenced backyard. The deck is expansive and perfect for summer entertaining. The backyard shows mature trees and shrubs; several raised beds and storage shed for tools and toys. Location here is key with access to multiple routes including John Laurie Boulevard; and Shaganappi, Sarcee, Crowchild and

Stoney Trails so getting anywhere quickly is possible. Walking distance to Edgemont disc golf, outdoor rink and playground and John Laurie Park. Proximity to Nose Hill Park; Crowfoot Crossing and Market Mall shops and restaurants; University of Calgary; McMahon Stadium and numerous churches and schools. This home is in immaculate condition and is an opportunity you do not want to miss. The owner has indicated that furniture may be purchased separately. Call today for your viewing appointment.