



**44 Edgeland Close NW  
Calgary, Alberta**

**MLS # A2294134**



**\$699,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Edgemont   |               |                   |
| <b>Type:</b>     | Residential/Triplex  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,382 sq.ft.   | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Environmental Reserve, Landscaped, No Back |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Boiler, In Floor, Forced Air, Natural Gas                                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 461   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s) |                   |          |

**Inclusions:** BASEMENT FRIDGE IN STORAGE ROOM

Welcome to a rare opportunity to experience villa living at its finest. Perfectly positioned on an extremely quiet street, this outstanding villa backs onto a greenspace, offering you great views of downtown Calgary and the rolling hills of Edgemont. It is a setting designed for peace and tranquillity, yet it keeps you wonderfully connected to the city you love. Constructed with both quality and lifestyle in mind, this home is sure to make you feel right at home from the moment you step into the welcoming large entry space. Directly off the foyer, you will discover a versatile flex room, which serves perfectly as a home office or as an additional main floor bedroom for visiting guests. Continuing on the main level, you will find the spacious primary bedroom, a true retreat complete with a great ensuite for your comfort and privacy. Moving into the heart of the home, you will be memorized by the soaring vaulted ceilings that create an incredible sense of space and openness. The layout flows effortlessly from the formal dining area into the living room, where a gas fireplace adds a touch of warmth and elegance. Huge windows in the living room invite a tremendous amount of natural light, making the space feel bright and cheerful all day long. Just off the living room, you will step into your large, private kitchen. Here, a cheerful sunshine ceiling brightens the space, and a welcoming breakfast nook provides the perfect spot for casual dinners. When you are ready to embrace the outdoors, step out from the nook onto your huge upper patio. You will instantly feel at peace as you listen to the soothing sounds of birds chirping and take in the serene view. The lower walkout level is fully finished and designed for both relaxation and function. It features a fantastic family room with the home's second gas fireplace, creating a cozy atmosphere for movie nights or quiet evenings. Two additional bedrooms, a full

bathroom with an updated shower, and a huge storage room complete this level. The true highlight, however, is the massive lower deck, which steps directly out to the greenspace you back onto. It is the perfect spot for the kids or grandkids to explore and play while you relax nearby. This home has been extremely well kept and lovingly cared for by its owner for over two decades. It is now ready for new owners to make it theirs and create many memorable memories for years to come. Some of the other thoughtful features include central air conditioning for year-round comfort, in-floor heating in the lower level, distiller for your drinking water and of course the maintenance-free oversized patio and deck, as well as some updated windows and plumbing. You will also appreciate being part of a very well-managed villa complex with affordable condo fees. If you are looking for a great villa in a quiet complex within the wonderful community of Edgemont, with easy access to groceries and shops. Come and experience the effortless lifestyle that awaits you.