



204 Edcath Place NW
Calgary, Alberta

MLS # A2294437



\$849,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Granite Counters, High Ceilings, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: none

Welcome to the Cardel built "Chesapeake" home with only 2 owners since inception. This 2-storey split is situated on a large corner lot in the estate part of Edgemont. This home has been fully renovated in the past 23 years. Most recently a new exterior stucco in 2016 & a fully renovated basement in 2017. The kitchen was updated 20 years ago with high end Merit cherry cabinetry, new appliances, and quartz counter tops. The entire home has triple pane windows and were updated in 3 stages. A new euroslate rubber roof along with eaves and leaf filter done in 2022 (roof 2010). A high end hardwood floor is throughout the entire main floor. Back living room has gas fireplace and is very cozy. In addition, there is a den and laundry on the main level. The upper level has a large master bedroom along with a walk in closet. A 4 piece ensuite with some updates. There are 2 additional bedrooms + a 4 piece main bathroom. The basement went through a complete renovation in 2017 with enlarge egress windows, a new 3 piece bathroom with walk in shower, and a spacious rec room. Furnace replaced in 2021. The yard faces south with a large updated 2 tier deck with railing. Yard is also well landscaped with shrubbery and planters throughout. Home is walking distance to 2 elementary schools in the area.