



**200 Edgemont Estates Drive NW  
Calgary, Alberta**

**MLS # A2297117**



**\$639,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	r2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	none		

EDGEMONT ESTAT3ES. NO CONDO FEES! BACKING ON TO THE WILD LIFE CORRIDOR AND PARK! THIS LARGE townhouse has 3 bedrooms 4 bathrooms and an art studio. It has been very much renovated throughout the years with newer roof, furnace, hotwater tank. The kitchen and guest bath were remodelled along with the master bedroom and ensuite bath. The floors on all 3 levels are hardwood. The main floor hardwood was redone 2 weeks ago. Main bathroom is now new, along with a new bathroom in the lower level. Changes made to the guest bath as well. Ceiling was redone a while back as well. The front living room fireplace was rebuilt. The beautiful kitchen as newer stainless steel appliances, including a gas stove and microwave. Large dining area that looks out onto the nature reserve is absolutly amazing. Thesunny south facing living room has very high ceilings. The upstairs bedrooms are all quite large and the second bedroom has a bay window. The lower level has a large bathroom and a studio currently used for painting. The back yard is two thirds deck and a third garden. The English type garden is a profusion of perannials, planters and a cherry tree! This is a very unusual property. The front is like a quiet street, (it on a crescent), and the back is like an acreage. The owner has been there many years. Make an appointment today!