



**30 Edgeview Road NW
Calgary, Alberta**

MLS # A2301593



\$825,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,464 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Door Bell Camera, Digital Thermostat, Wall mounted shelves, Garage Shelving

Welcome to this spacious two-storey home that is ideally located on a large corner lot in an exclusive enclave in the desirable community of Edgemont. Offering over 2,400 sq ft, 5 bedrooms, hardwood flooring on both levels and a layout that's ready for a fresh vision. Step inside and you'll fall in love with the functional layout, which boasts vaulted ceilings and large windows that bring in plenty of natural light. The front living room is spacious and bright with hardwood floors, and the formal dining room is a great space for hosting family dinners and holidays. The kitchen is centred around an island and connects easily to the breakfast nook and family room. A wood-burning fireplace and built-in shelving make this a comfortable space to unwind at the end of the day. There's also a main floor bedroom/office along with laundry area and a 2-piece bath. Upstairs, you'll find four good sized bedrooms, including a primary suite with a walk-in closet and ensuite. The basement is unfinished and ready for your development ideas. Recent updates include hardwood flooring, most of the window glass has replaced, Poly B removal, a radon mitigation system installed, and central air conditioning added for your comfort during those warm summer months. Outside, the spacious corner lot gives you a spacious yard with beautiful, mature trees and a double attached garage. This great home is walking distance to Edgemont school and has great public transportation options including 2 bus stops nearby and the Crowfoot and Dalhousie c-train stations just minutes away. Edgemont is one of northwest Calgary's most established communities, known for its schools and convenient access to major routes and the stunning Nosehill Park and several great shopping areas!