



**87 Edforth Road NW
Calgary, Alberta**

MLS # A2304186



\$635,000

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,245 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

****Open house Sat April 18 from 2-4pm, and Sunday April 19 from 12-2pm**** In the desirable community of Edgemont, this 4-level split offers 1,866 sq ft of developed living space with a functional layout. The living room showcases a large bay window that fills the space with natural light, complemented by beautiful oak hardwood flooring. A dedicated dining area offers ample space to accommodate a full-sized table and hutch. The kitchen features an eat-in dining area along with plenty of counter space for everyday living. Upstairs, the spacious primary suite includes a three-piece ensuite. Two additional bedrooms and a full bathroom complete this level. Down from the main floor you’ll find a generous sized recreation room that is open to the main floor, with a cozy wood-burning fireplace and the same hardwood flooring, creating a warm and welcoming atmosphere. This level also includes an additional bedroom and full bathroom, with convenient access to the backyard. The basement remains unfinished, offering a blank canvas for your future development needs. Outside, the backyard provides a perfect setting for summer enjoyment, with mature trees offering shade while still allowing for plenty of sunshine. There is a double detached garage and the charming curb appeal of this home is enhanced by a decorative window box at the front of the home. The home has a rubber sidewalk – perfect for Calgary winters (and spring)! The furnace is a year old. The home is a 12 minute walk to Edgemont School, with Tom Baines and Sir Winston Churchill High School an easy drive away. The home is also close to Nose Hill Park for the outdoor enthusiasts! This home must be viewed in person to be appreciated, book your showing today!