



**31 Edcath Rise NW  
Calgary, Alberta**

**MLS # A2144263**



**\$799,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,216 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

GREAT OPPORTUNITY FOR A SPACIOUS TWO-STOREY SPLIT IN A GREAT EDMONTON LOCATION!! MINT CONDITION, CUSTOM BUILT 2 STY SPLIT, THREE BEDROOMS, DEN/4TH BDRM, OPEN LIVING/DINING AREA, Beautifully redone KITCHEN with New Sink, with Stainless Steel Appliances. Family room with wood-burning fireplace, OAK BUILT-INS, FEATURE WALLS & TRIM. HUGE MASTER SUITE & PRIVATE BALCONY. All the DOORS were replaced including the MASTER SLIDING DOOR and WINDOWS. NEW HOT WATER TANK AND HEATED DOUBLE ATTACHED GARAGE. WALK TO NOSE HILL PARK, OFF-LEASH AREAS, SCHOOLS, SHOPPING & CITY TRANSIT and More. The home is located close to schools, transit and many amenities in the area. Call today to schedule a viewing and Welcome Home!