



**203 Edgepark Way NW  
Calgary, Alberta**

**MLS # A2145998**



**\$748,800**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Wet Bar		

**Inclusions:** None

Large 2 Storey executive home on a Quiet Street in sought after Edgemont. The main floor features high ceilings in the large living & dining room areas, a spacious kitchen area with lots of cabinet space, ss appliances & a large nook leading to the deck & views into the backyard, family room with wood burning fireplace & built ins, office/den with double french doors, 1/2 bath & laundry. The upper level has a large master retreat with vaulted ceilings, large walk-in closet and 4 piece en suite, 2 spacious kids rooms and a 4 pc bathroom complete this level. The basement is fully developed with a huge rec room, games area, 4th bedroom, 3 pc bathroom, storage room & plenty of additional space in the mechanical room. All this on a fully fenced, landscaped, treed lot with a deck and patio areas perfect for entertaining or enjoying the summer nights. Some of the upgrades in this home include, hardwood floors, granite counter tops, upgraded kitchen appliances, hot water tank, roof, stucco exterior & deck. Sunny South Facing Backyard. Walking distance to schools, shopping, parks & playgrounds. Don't miss out on this awesome opportunity!