



**139 Edgehill Place NW
Calgary, Alberta**

MLS # A2155732



\$798,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,526 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Kitchen Island

RARE OPPORTUNITY! Beautiful 3 Bed / 2 Full Bath BUNGALOW situated on a QUIET CULDESAC in the highly sought after NW Calgary community of EDMONTON! With easy access in and out of Edgemont in this PRIME LOCATION, you can be downtown in just minutes, or well on your way to enjoy ALBERTA's Mountains! This 1,526 sq ft Bungalow has been meticulously renovated and updated! Previously, there existed a sunken living room, but recently the property subfloor was professionally altered to bring this home up to 'modern standards' with 1 flush level of flooring throughout! LUXURY VINYL PLANK Flooring was just installed throughout the main-floor living space! MODERN UPGRADED Kitchen was just installed with brand new QUARTZ COUNTERTOPS, NEW CABINETRY and BACKSPLASH and stainless steel appliances! 3 Bedrooms and 2 Full Bathrooms complete this large main-floor living space, with a RENOVATED 4-PIECE Bath and a wonderful 4-Piece Ensuite! The Main-Level features numerous areas large enough to accommodate an open-concept HOME OFFICE, DINING AREA & TV & Playrooms for the kids! The unfinished basement is ready for your finishing touches, with plenty of functional development space, including two new legal egress windows, 8' ceiling throughout and a bathroom R/! All NEW WINDOWS THROUGHOUT the home except for the garage. Modern FLAT FINISH Ceiling. With a sunny SOUTH FACING back yard, you will enjoy plenty of warm sunny evenings in your yard, relaxing on your beautiful deck with plenty of privacy! Call your realtor to book a showing today!