



96 edgepark Road NW
Calgary, Alberta

MLS # A2161342



\$779,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,963 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Triangular Lot, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	NONE		

Walking distance to Tom Baines Junior High, bus stops & the Edgemont Superstore is this extensively updated two storey home... located on a quiet street. Over \$80,000 on the upgrades have been done through out the years: newer hardwood floor throughout the main floor, newer carpet upstairs, all-new LUX TRIPLE-PANE WINDOWS, new roof, new deck, newer S.S appliance in kitchen, new hot water tank, new painting, the Poly-B water pipe was replaced by new PEX pipe, updates in the bathrooms, dual furnace for the energy saving. This beautiful home with a den/bedroom on the main floor, has an amazing open plan with soaring vaulted living room and formal dining area. Stunning family room with huge windows, cozy fireplace and custom maple surround. Island kitchen open to the breakfast nook with access to the rear deck and well landscaping back yard. there are 3 good size bedrooms upstairs. The master bedroom come with a bay window, and other two bedrooms have a deck area under the window. Clean moving-in condition! Must see!