



**46 Edgebank Circle NW
Calgary, Alberta**

MLS # A2207811



\$858,800

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,883 sq.ft.	Age:	1988 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Reverse Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Wet Bar		

Inclusions: One Removable Cabinet and Refrigerator in the family/dining room, Gazebo, Wood Shed, Garden Shed and Flower Beds in the backyard

This fabulous renovated 2 story split home is located on a quiet circle street in the heart of Edgemont, most sought-after community in NW of Calgary. 5-6 Minutes walking distance to top ranking Edgemont Elementary School, Community Center and Ravine trails, 20-minute walk to Tom Baines Middle School, 3-minute walk to the nearest bus station with one school bus to Top Ranking Sir Winston Churchill with IB program and one bus to Dalhousie C-train Station. Open the front door, you will be greeted by a nice foyer, beautiful stairs with handrails leading to the second floor, the left side is the living room with vault ceiling, a big northwest facing bay window, a big side window and a dining or office area with southeast facing large window towards the backyard; the right side is a 2-pc powder room and a laundry room with a closet leading to the Garage; behind is a thoroughly renovated (2023) kitchen, it features a large island with breakfast eating area, quartz countertops, tons of white cabinets, stainless steel appliances, and a coffee sitting area with a large bay window. One Kitchen door leads to access the large new southeast facing deck to enjoy the barbecue time with family in the summer, a family room boasts a brick faced gas burning fireplace, built-in bookshelves. Walk along the stairs with solid hardwood floor to the second floor. The second floor provides a spacious southeast facing master bedroom with a large bay window and a 5-pc ensuite; another two good size bedrooms and a 4-pc bathroom. Fully finished walkout basement with a large recreation room with a wet bar, a living room, the 4th and 5th bedroom, the third 3-pc bathroom. The backyard is full of beautiful mature trees, shrubs, and lots of flowers. This surrounding fenced lot provides a good sense of privacy and security and the back lane is good for RV or for future legal suite parking. Updates

including Kitchen (2023), Bathrooms (2023 & 2020), Poly B, Furnace & Hot Water Tank(2021), Washer & Dryer (2019), Hardwood (2016&2023), Deck (2014), Roof and Siding (2013). Easy access to all amenities, including Airport, U of C, Hospitals, T&T, Shopping Centers, Gyms, Pathways and so many more. Call and Book Showing! Don't miss! Must See!