



GRASSROOTS
REALTY GROUP

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267 Edgeland Road NW
Calgary, Alberta

MLS # A2208358



\$679,900

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,181 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Separate Entrance, Vinyl Windows, Wood Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Edgemont- Renovated split level in a quiet location with 4 bedrooms, 3 full baths and an oversized double garage. Bright and sunny main level features a huge living room dining room combination with hardwood floors, a white kitchen with rich wood counter tops, stainless steel appliances and a convenient breakfast nook. Upstairs there are 3 spacious bedrooms with 2 full updated bathrooms. The primary bedroom features a unique ensuite with a 5ft shower and separate vanity and make up desk. Cozy lower level includes a large family room with wood burning fireplace, a convenient laundry area, renovated 3 piece bath and a 4th bedroom with a large window. Lower level has a walk-out to a beautiful private yard with a large patio, mature trees and a 22 x 24 ft double garage. This beautiful home is move in ready and has lots of extras like updated: roof shingles, windows, siding, furnace, hardwood floors, renovated bathrooms, lighting and interior paint. Excellent location on a quiet street with quick access to transit, schools and green space. Edgemont is a scenic, family-friendly community in northwest Calgary, known for its elevated location, extensive walking trails through the Edgemont Ravine Park, and top-rated schools.