

\$769,000 - 82 Edgevalley Close Nw, Calgary

MLS® #A2259251

\$769,000

5 Bedroom, 4.00 Bathroom, 2,077 sqft

Single Family on 0.13 Acres

Edgemont, Calgary, Alberta

Close to Edgemont School, Tom Baines School, and one of the top-ranking high schools-Sir Winston Churchill. Nestled on a quiet street in the heart of sought-after Edgemont, this beautifully maintained 5-bedroom (4 bedrooms on the second floor), 3.5-bathroom home offers over 3,000 sq.ft. of living space and an ideal floor plan for family living and entertaining. Step inside to a welcoming living room highlighted by a large bay window that fills the space with natural light. Continue into the dining room, which seamlessly flows into an open-concept kitchen and a cozy second living room. The main floor also features a versatile flex room ideal as a home office or guest bedroom, offering flexibility to suit your lifestyle. Enjoy your morning coffee or summer BBQs on the sunny south-facing deck and backyard that backs onto a serene green space with walking path, a truly peaceful setting. Upstairs, you'll find FOUR generously sized bedrooms, including the primary retreat with an ensuite featuring a jetted soaker tub and separate shower. The upper level offers ample space for the whole family. The finished basement adds even more living space with a spacious family room, the 5th bedroom, a full bathroom. The large storage space with shelving is perfect for organizing seasonal items. Maintenance and upgrades: new basement and bathroom floor, furnace (2013), A/C (2013), roof & siding (2012), 2 hot water tanks, etc. Don't miss this incredible opportunity. Contact your



favorite Realtor to book a showing today!
(id:6289)

Built in 1994

Essential Information

Listing #	A2259251
Price	\$769,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,077
Acres	0.13
Year Built	1994
Type	Single Family
Sub-Type	Freehold

Community Information

Address	82 Edgevalley Close Nw
Subdivision	Edgemont
City	Calgary
Province	Alberta
Postal Code	T3A5E9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Vinyl siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office MaxWell Capital Realty



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