



GRASSROOTS
REALTY GROUP

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33 Edgevalley Way NW
Calgary, Alberta

MLS # A2316581



\$1,145,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,391 sq.ft.	Age:	1993 (33 yrs old)
Beds:	7	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, See Remarks, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, Crown Molding, Granite Counters, Kitchen Island		

Inclusions: Tool shed

Very beautiful recently fully renovated house New cabinets and countertops, flooring, paint, new window covering, baseboard, crown mouldings, all new Lux windows few years ago and much more. Has clay tile roof, Exterior brick and stucco. Triple front attached Garage. Walk to Elementary school and more. Main floor Living, Formal Dining room. Family room with Fireplace, Kitchen with nook, Bedroom/Den, Laundry and Full bath. Upper floor 4 bedrooms, 5pc Ensuite and an other full bath. Fully finished basement with Great room with built in book cases, Large bedroom with fireplace and built in cabinets, second bedroom with walk in closets and 4 pc bath. Triple attached Garage and fully fenced backyard with fire pit.