



**42 Edgeland Close NW
Calgary, Alberta**

MLS # A2324127



\$699,000

Division:	Edgemont		
Type:	Residential/Four Plex		
Style:	Bungalow-Villa		
Size:	1,381 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Private, T		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 479
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	n/a		

Enjoy the ease of villa living without compromising on space in this beautifully maintained walkout bungalow in the prestigious Summit Point Estates of Edgemont. Backing directly onto a lush greenspace with spectacular ravine, valley and city skyline views, this rare offering combines an exceptional location with the lock-and-leave convenience of a well-managed villa community. With over 2,700 sq. ft. of developed living space, this home is thoughtfully designed for comfortable everyday living and effortless entertaining. The bright, open-concept main floor features vaulted ceilings, a gas fireplace, and expansive windows that showcase the incredible views from the living room, dining area and kitchen. Step outside to the large east-facing deck to enjoy peaceful mornings overlooking the greenspace and Calgary skyline. The main level includes a spacious primary retreat with a walk-in closet and 4-piece ensuite, along with a versatile front flex room that is ideal as a home office, reading room or den. The fully finished walkout lower level provides outstanding space for visiting family and friends, offering two generous bedrooms, a second gas fireplace, a 3-piece bath, a large recreation area, and an oversized storage/workshop room. A second expansive patio creates another inviting outdoor space to relax and take in the tranquil setting. This home has been lovingly cared for, with updated plumbing and low-maintenance outdoor spaces, allowing you to enjoy truly worry-free ownership. Affordable condo fees and a well-managed complex provide the perfect balance of convenience and peace of mind. Located in one of northwest Calgary's most sought-after communities, you'll appreciate the quiet surroundings while remaining just minutes from shopping, restaurants, services, parks and walking pathways. If you're looking to downsize without giving up space, views or

comfort, this exceptional Edgemont villa offers the lifestyle you've been waiting for.