



GRASSROOTS
REALTY GROUP

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183 Edgevalley Circle NW
Calgary, Alberta

MLS # A2337125



\$869,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,407 sq.ft.	Age:	1990 (36 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

Beautiful two storey home with WALKOUT basement located on a large pie shaped lot on a quiet street in the prestigious community of Edgemont. This home features a main floor with hardwood flooring, front living room with picturesque windows and a formal dining room with 17ft vaulted ceilings. Kitchen with stainless steel appliances and plenty of upper and lower cabinets. Large great room with a gas fireplace surrounded but gorgeous brick and built in shelves. Breakfast nook with leads out to a huge newer upper deck. Main floor bedroom/den and 4pc bathroom great for a person who does not want to walk upstairs. Main floor laundry and a 22x22 garage. The upper level features a view of the open to below. A large primary bedroom with vaulted ceilings, walk-in closet and 5pc bathroom including double sinks, separate shower and soaker tub. Two other great sized bedrooms and a jack and jill 5pc bathroom. The walk-out basement is fully finished with a large family and recreation room with built in storage bench and shelving. Two additional bedrooms and a 3pc bathroom. Other features include plenty of storage, large lower deck, big backyard, shed and lots of windows bringing in great natural light. Located just a block from Edgemont School and minutes from shopping, restaurants and access to major transportation routes. This is a must see home. Make your private showing today