



GRASSROOTS
REALTY GROUP

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11 Edgemont Rise NW
Calgary, Alberta

MLS # A2343008



\$915,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,895 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Back Lane, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Quartz Counters, Sauna		

Inclusions: Outdoor Patio Set, Outdoor BBQ, 4 High Kitchen Chairs, Garage Refrigerator, 2 Outdoor Security Cameras, Shed

Our sellers are pleased to present an AMAZING UPDATED HOME IN EDMONTON'S PHASE ONE ON A 9000 SQ FT LOT. Efficiently designed to maximize living space and function this home also has VALUE ADDED with the recent updates that set the stage for a MOVE IN READY HOME. The bright open Living Room features newer flooring and windows and showcases the neutral paint palette throughout the home. An L-shaped Living/Dining Room combination opens up gathering spaces for larger and or more intimate gatherings. A STUNNING KITCHEN welcomes you with white cabinetry OVERLAID WITH GLEAMING QUARTZ COUNTERS and an eat up island for casual dining. A STAINLESS STEEL APPLIANCE PACKAGE complements this wonderful kitchen. Overlooking the family sized Great Room your family will enjoy the cozy wood burning fireplace framed in ledgerstone and built ins. A new patio door leads to the expansive rear yard with a PRIVATE REAR DECK equipped with a gas-line for your outdoor entertaining. The side entrance boasts a side door, multiple closets, MAIN FLOOR LAUNDRY, and an updated 2 PC POWDER ROOM. A fourth bedroom rounds out the main floor. (currently used as an office). Upstairs the spacious primary bedroom boasts a double closet plus a private 3 pc en-suite bath. Two more bedrooms are set near the four piece upper bath. The lower level is developed with a massive recreation area and a 3 pc bath which includes a GORGEOUS SAUNA. The open lower level leaves plenty of room to add an additional bedroom if desired. This home was smartly planned to allow for a very large storage space; allowing plenty of space for seasonal items. RECENT UPDATES INCLUDE: CONCRETE TILE ROOF, NEWER LAMINATE FLOORING ON MAIN, NEWER KITCHEN PLUS NEWER STAINLESS APPLIANCES,

NEWER GARAGE DOOR/EXPOXY FLOORING IN GARAGE, EXTERIOR AND INTERIOR RECENTLY PAINTED, REAR DECK UPDATED, 6" GUTTERS INSTALLED, ONE NEW HI EFFICIENT FURNACE, NEWER HOT WATER TANK, SOME NEW WINDOWS, SOME BATHROOM POTTERY, TAPS AND SINKS REPLACED & SOME NEW LIGHT FIXTURES. COPPER PIPING AND ELECTRICAL HAVE BEEN UPDATED. This is a great OPPORTUNITY for your family to move into this amazing community in time for Christmas! Call your favorite realtor today to book your personal showing. OPEN HOUSE, SUNDAY, SEPTEMBER 13TH, 1 - 4 P.M.