



GRASSROOTS
REALTY GROUP

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6 Edgedale Way NW
Calgary, Alberta

MLS # A2344251

\$545,000

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,462 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

The original owner of 47 years presents this meticulously maintained and thoughtfully renovated home offering 1,462 square feet of functional living space. Featuring 3 bedrooms and 2.5 bathrooms, this property blends classic charm with premium modern updates. The main level showcases a warm living room anchored by a cozy wood-burning fireplace. The kitchen is fully equipped for culinary enthusiasts, highlighting timeless off-white cabinetry with plentiful pot drawers, granite countertops, a central island with a breakfast bar, and a corner pantry. High-end KitchenAid appliances and a professional Viking 4-burner gas cooktop complete the space. Everyday convenience is enhanced by a central vacuum system featuring a kitchen crumb catcher, alongside a 2-piece powder room on the main floor. Hardwood flooring extends gracefully up the staircase and throughout the entire second level. The upper floor also features beautiful shutters on the windows, a convenient linen closet, and three well-sized bedrooms, led by an expansive primary retreat complete with a 3-piece ensuite featuring a beautifully tiled walk-in shower. The partially finished basement expands your living space with a welcoming family room finished in upgraded luxury vinyl plank flooring. This level also houses the laundry area with a wash tub, extensive storage space, rough-in plumbing for a future bathroom, and strong potential to add a fourth bedroom. Both the front and back yards are designed for effortless, low-maintenance enjoyment. The private backyard oasis features established perennials, mature trees, a storage shed, and an impressive two-tier deck enclosed with glass panels.